

197 Thornton Road, Fallowfield, Manchester, M14 7NS



**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £210,000

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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A well-kept TWO DOUBLE BEDROOM, period mid terraced property. Situated off Lloyd Street South in Fallowfield. Located nearby to Fallowfield triangle offering café's, shops, a library and convenience stores. Just a short drive from Manchester city centre, with good transport links via bus routes. Close to Platt Lane Park, Hough End leisure centre in the direction of West Didsbury and Wilbraham Road Primary School nearby. This well-planned accommodation consists of; a porch, an entrance hall, a through lounge/dining room with useful storage cupboards and a tastefully extended fitted kitchen/breakfast with access out into the rear enclosed courtyard completes the ground floor. Whilst to the first floor there is a landing leading to two double bedrooms and a white three-piece family bathroom. The property benefits from a boarded loft space, warmed by gas fired central heating and a front and rear enclosed courtyard style garden with a paved patio. OFFERED WITH NO VENDOR CHAIN. Early viewing highly recommended due to the location on the road.







## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



Tenure: **Freehold** Council Tax Band: **A**

## Ground Floor



## First Floor



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