

30 Caxton Road, Fallowfield, Manchester, M14 6FF



Offers In The Region Of £400,000

 3  1  2  C

*** VIDEO TOUR AVAILABLE*** A charming three-bedroom traditional semi-detached home, ideally positioned on a quiet and highly sought-after residential cul-de-sac in Fallowfield. Ideally situated in the heart of Fallowfield, the property is within easy reach of a wide range of local amenities. Nearby Wilmslow Road offers an excellent selection of supermarkets, independent cafés, restaurants, bars, and everyday convenience stores. The accommodation briefly comprises an entrance porch leading into a welcoming hallway, a bright family room to the front featuring a bay window, and a spacious rear lounge with sliding doors opening onto the enclosed rear garden. A stylish fitted kitchen/breakfast room, offering garden views and direct outdoor access, rounds off the ground floor. To the first floor, the landing provides access to three well-proportioned bedrooms, including a principal bedroom with a bay window and built-in storage. A stylish four-piece family bathroom serves the remaining accommodation. Further benefits include gas central heating, a driveway providing practical off-road parking, and enclosed gardens to both the front and rear of the property with a practical detached garage. The area is well served by regular bus routes, providing quick and easy access to Manchester City Centre, the Universities, and Manchester Royal Infirmary. Internal inspection highly recommended to appreciate this lovely home.





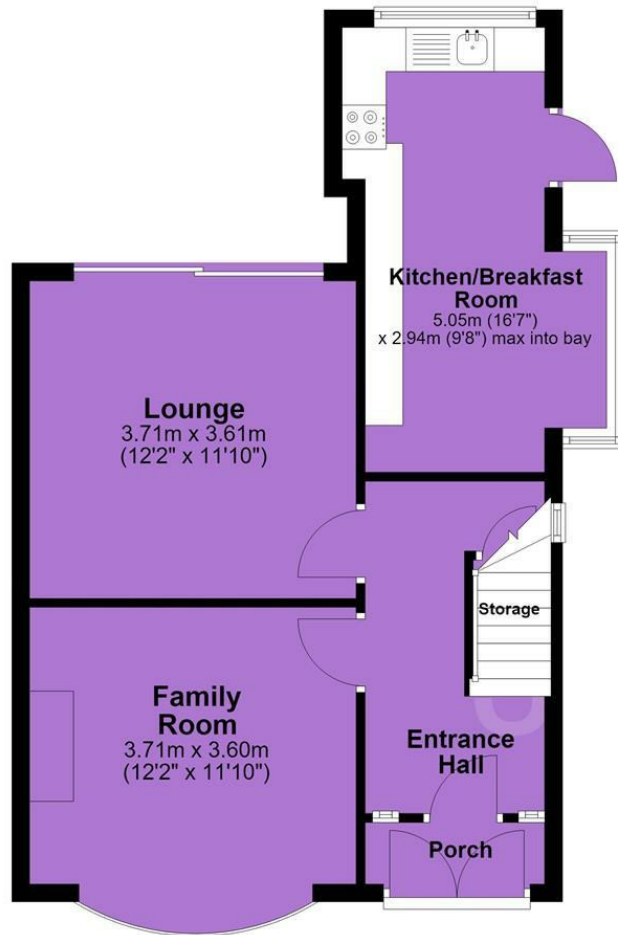
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

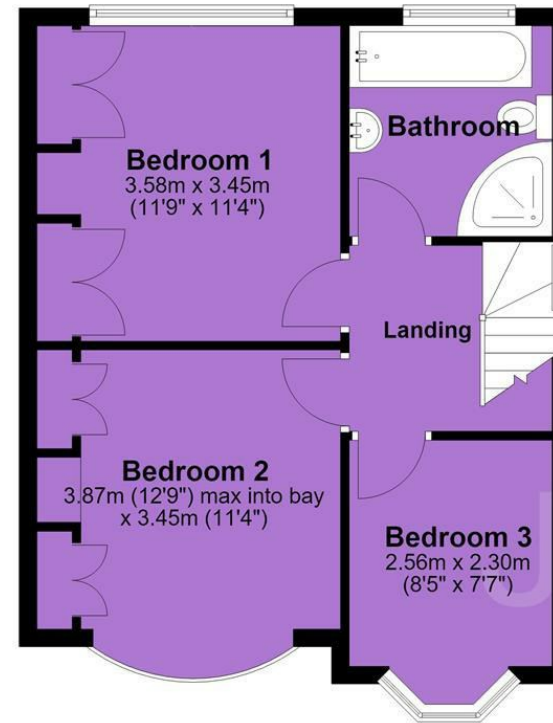


Tenure: **Freehold** Council Tax Band: **C**

Ground Floor



First Floor



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