

30 Alexandra Avenue, Fallowfield, Manchester, M14 7JS



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £225,000

2 1 2

VIDEO TOUR AVAILABLE This TWO DOUBLE BEDROOM end-terrace property is ideally situated in the popular area of Fallowfield. It benefits from close proximity to a wide range of local amenities, Alexandra Park, and a variety of restaurants along Claremont Road. This thoughtfully designed accommodation features an entrance hallway, a spacious open-plan lounge and dining area with a bay window at the front, and a fitted kitchen with access to an enclosed rear courtyard. Upstairs, the landing provides access to two double bedrooms a utility area and a three-piece bathroom. The property further benefits from gas fired central heating, picture railings, stripped and varnished floorboards and a rear enclosed courtyard. Just a short walk to several primary schools and excellent transport connections, to Manchester city centre, hospitals and universities.





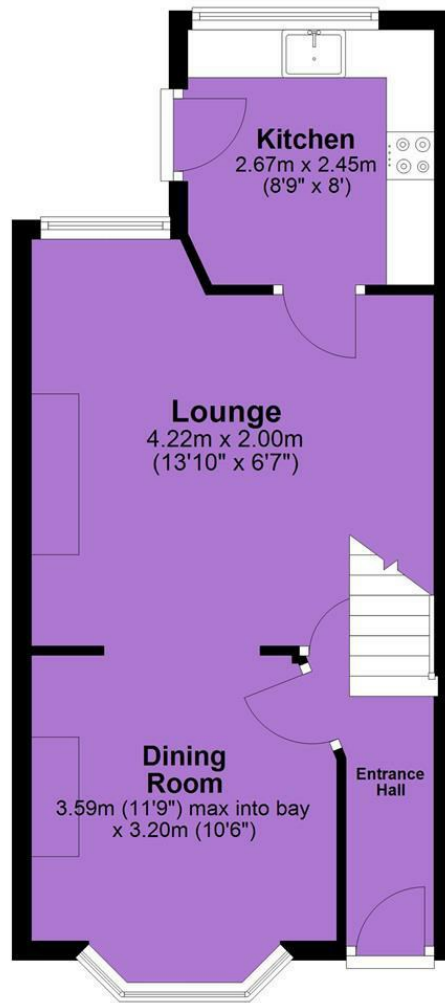
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 	

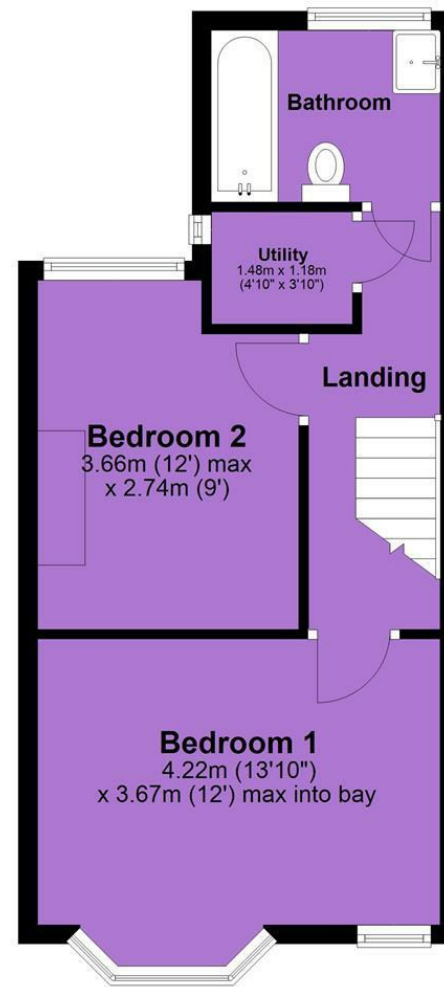


Tenure: **Freehold** Council Tax Band: **A**

Ground Floor



First Floor



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



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