

76 Horton Road, Fallowfield, Manchester, M14 7GB



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ESTATE AGENTS

Offers In The Region Of £240,000

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VIDEO TOUR AVAILABLE A delightful TWO DOUBLE BEDROOM, period end-terrace property located off Rosendale and Yew Tree Road, in Fallowfield. Ideally positioned near the Fallowfield Triangle, which offers cafés, shops, and convenience stores. Just a short drive from Manchester city centre, the property boasts excellent transport links via nearby bus routes, and is close to Alexandra Park, offering various sports activities, Hough End Leisure Centre towards West Didsbury, and Claremont Primary School. The well-proportioned accommodation is arranged over two floors and, in brief, comprises a welcoming entrance hallway, a dining room to the front aspect, a spacious lounge leading through to the fitted kitchen, which provides direct access to the enclosed rear courtyard garden. To the first floor, the landing provides access to two generous double bedrooms, benefiting from built-in storage, alongside a well-appointed three-piece family bathroom. Further features include gas-fired central heating, together with charming period features, which include cast iron fireplaces in each of the bedrooms and a vintage 'Sheila Maid' drying rack to the landing. Enclosed courtyard-style gardens to both the front and rear, completing this attractive home.





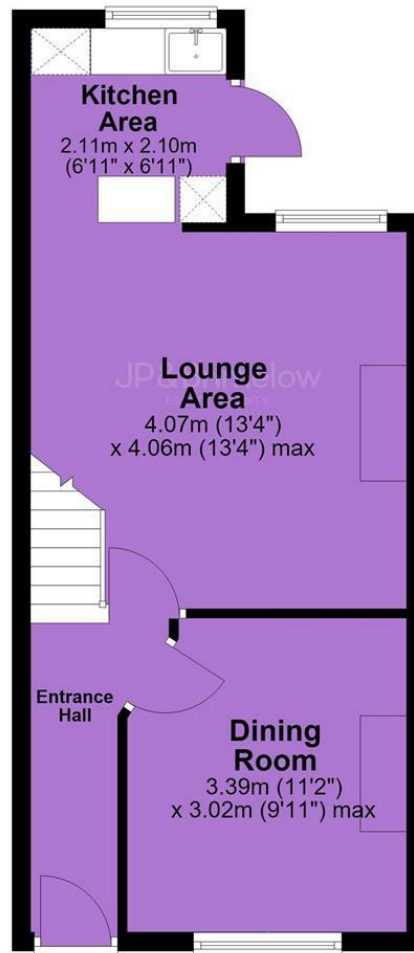
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

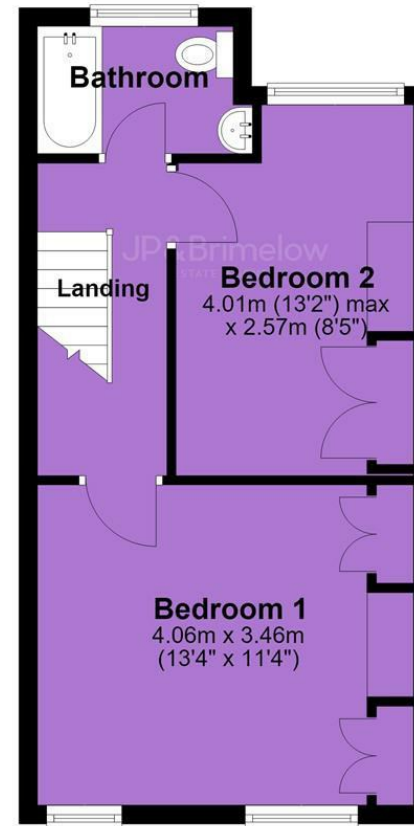


Tenure: **Freehold** Council Tax Band: **A**

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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