# 2 Amherst Road, Fallowfield, Manchester, M14 6UQ




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***VIDEO TOUR AVAILABLE*** A substantial FIVE BEDROOM Period residence with extensive cellars and character features. Occupying a sought-after position, this impressive bay-fronted period home offers generous and versatile accommodation arranged over four levels.

The ground floor is entered via a welcoming entrance hall with ample storage space, leading to a spacious bay-fronted lounge and a separate living room to the rear, the generous kitchen is complemented by a useful utility room with external access.

The first floor comprises three generously sized double bedrooms and a three-piece family bathroom, while the second floor provides two further double bedrooms together with an additional three-piece shower room.

Further features of this home include the multi-chamber cellar, offering outstanding storage potential or scope for conversion (subject to the necessary planning permissions and building regulations) and a wealth of period features throughout. Original cast iron fire places, ceiling coving, tiled entrance, high ceilings and stained glazing to the hallway.

Ideally located within easy reach of local amenities, highly regarded schools, universities, hospitals and excellent transport links into Manchester City Centre, this exceptional home offers a rare combination of space, character and versatility. This wonderful property must be viewed to fully appreciate the size, flexibility and potential on offer.

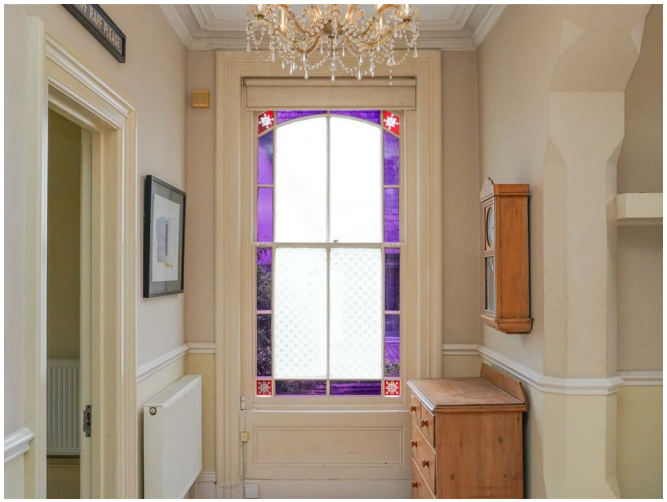
£695,000







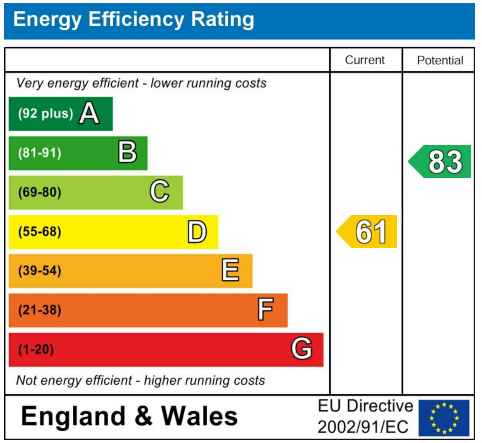








## EPC Chart








Tenure: **Freehold** Council Tax Band: **E**




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