

126 Parkfield Street, Rusholme, Manchester, M14 7PT



**JP&Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £200,000



\*\*\*VIDEO TOUR AVAILABLE\*\*\* A TWO DOUBLE BEDROOM, period, garden fronted mid terraced property situated off Platt Lane in Rusholme. Located nearby to Fallowfield triangle offering café, shops, library and convenience stores. Just a short drive from Manchester city centre, with good transport links via bus routes, close to Platt Fields Park, Hough End leisure centre in the direction of West Didsbury and Wilbraham Road Primary School nearby. This well-planned accommodation consists; an entrance hallway with stairs leading to the first floor, a lounge to the front aspect with a bay window and an open plan dining area leading to a fitted kitchen with access out into the courtyard style garden completes the ground floor. To the first floor there is a landing leading to two double bedrooms and a white three-piece shower room. The property benefits from gas fired central heating, high ceilings, and a rear enclosed courtyard. OFFERED WITH NO ONWARD VENDOR CHAIN. Early viewing highly recommended.





## EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>69</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 

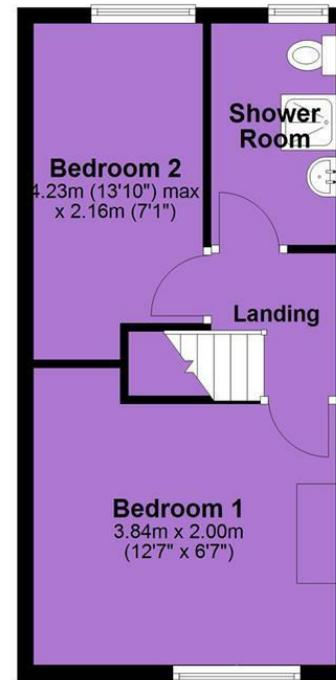


Tenure: **Freehold** Council Tax Band: **A**

## Ground Floor



## First Floor



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