



**GASCOIGNE
HALMAN**

Whiteoak Road, Fallowfield
£249,900.00

THE AREA'S LEADING ESTATE AGENCY



A superb three double bedroom second floor corner plot apartment situated in an extremely popular residential location close to the centre of Fallowfield. The property benefits from three excellent sized double bedrooms, open plan living/dining room, modern kitchen and bathroom. The property also benefits from allocated parking and viewing is highly recommended. The property is also offered to the market with No Vendor Chain.

Property details

- A Spacious and Well Presented Second Floor Apartment
- Three Good Sized Double Bedrooms and a Fitted Bathroom Suite
- Open Plan Light and Airy Living/Dining Room and Fitted Kitchen
- Allocated Parking and Well-Kept Communal Gardens
- Located Within Walking Distance to Fallowfield Centre, Local Amenities and Excellent Transport Links



About this property

The property is located within walking distance to the centre of Fallowfield and offers superb local amenities and excellent transport links to Manchester City Centre.

In brief the accommodation comprises at second floor level communal entrance hallway, open plan light and airy living/dining room, three spacious double bedrooms, modern fitted kitchen and modern fitted bathroom.

To the outside the property comes with one allocated parking space and is set within pleasant and well-tended communal grounds. Offered to the market with No Vendor Chain.

Situated on the border of Withington and Fallowfield the house is very conveniently located for commuting into the city centre, and particularly well situated for ease of access to both University and Hospital complexes at Christie's and Manchester Royal Infirmary. There are many buses routed along Wilmslow Road travelling directly into Manchester and nearby Princess Road again offers direct routes to the city centre and the national motorway network. The centre of Fallowfield caters for everyday shopping requirements and there is a wide range of cafes, bars, pubs and restaurants for all tastes. Schools and recreational facilities in the area are good.







DIRECTIONS

M14 6WT

COUNCIL TAX BAND

C

TENURE

Leasehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Ask Agent

PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

PRIMARY SOURCE OF ELECTRICITY

Ask Agent

PRIMARY SOURCE OF WATER

Ask Agent

BROADBAND CONNECTION

Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

SOURCES OF FLOODING

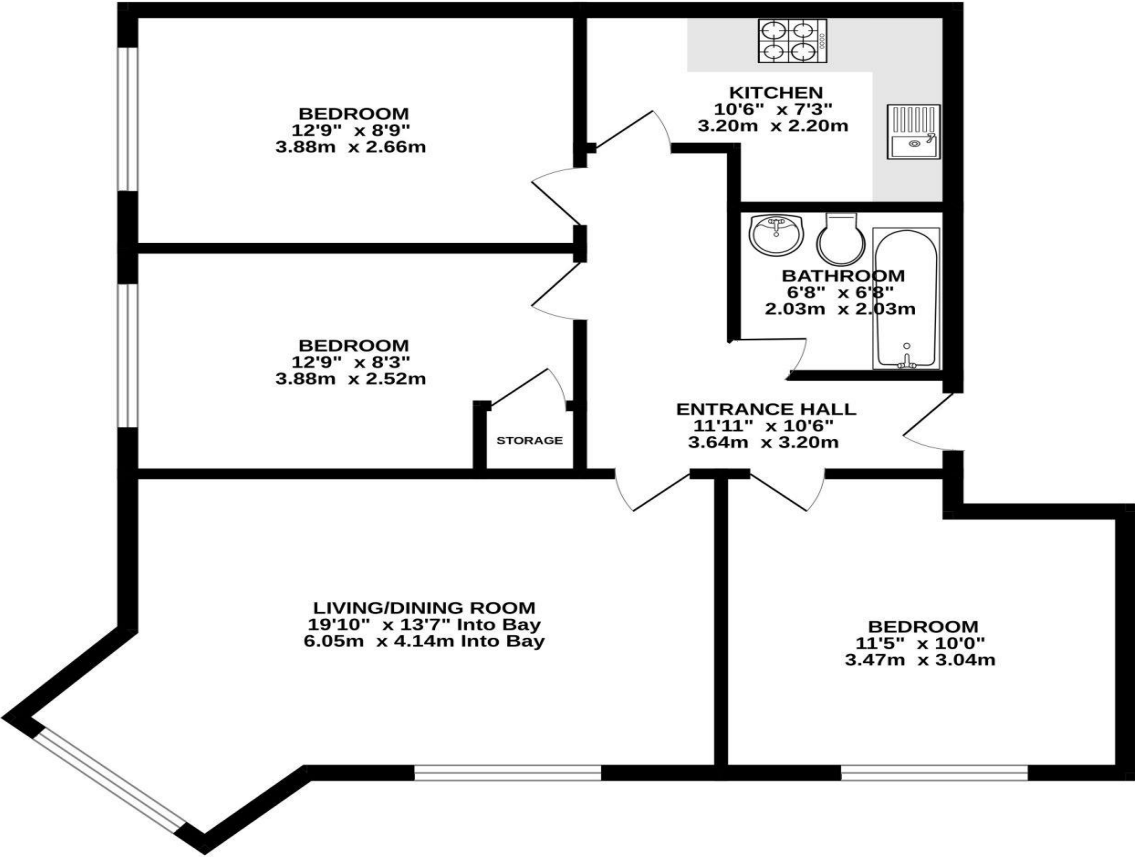
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

Ask Agent

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SECOND FLOOR
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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