



**GASCOIGNE  
HALMAN**

Yew Tree Road, Fallowfield  
**£300,000.00**

THE AREA'S LEADING ESTATE AGENCY







A well appointed and proportioned three bedroom terrace property boasting well presented accommodation over three floors and measuring an impressive 1065 SQ FT. Well presented and spacious accommodation throughout with allocated gated parking to the rear of the property and a well kept landscaped rear private garden. Offered to the market with No Vendor Chain. Located within a highly desirable residential area and close to excellent transport links with bus stops situated at the end of Marrowdale Avenue and Yew Tree

## Property details

- A Spacious and Well Presented Terrace Property
- Fitted Kitchen and Open Plan Light and Airy Living/Dining Room
- Three Large Double Bedrooms and Two Contemporary Bathrooms
- Private Rear Garden and Gated Allocated Parking
- Located Close to Excellent Transport Links, Local Amenities
- Offered to the Market with No Vendor Chain



## About this property

Internally the property comprises of; welcoming entrance hallway with useful under stairs W/C, a fitted kitchen, a light and airy open plan living/dining room with french doors overlooking the private rear garden completes the ground floor.

To the first floor there are two good sized double bedrooms, with the bedroom to the rear of the property being particularly large in size and boasting dual aspect windows, a contemporary three piece bathroom serves both bedrooms and a useful storage cupboard.

To the second floor you are greeted by an impressive master suite and an en-suite shower room.

Externally the property offers allocated gated parking to the rear and a private rear landscaped garden with fenced boundaries. Offered to the market with No Vendor Chain.













## DIRECTIONS

M14 6FW

## COUNCIL TAX BAND

D

## TENURE

## SERVICES (NOT TESTED)

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

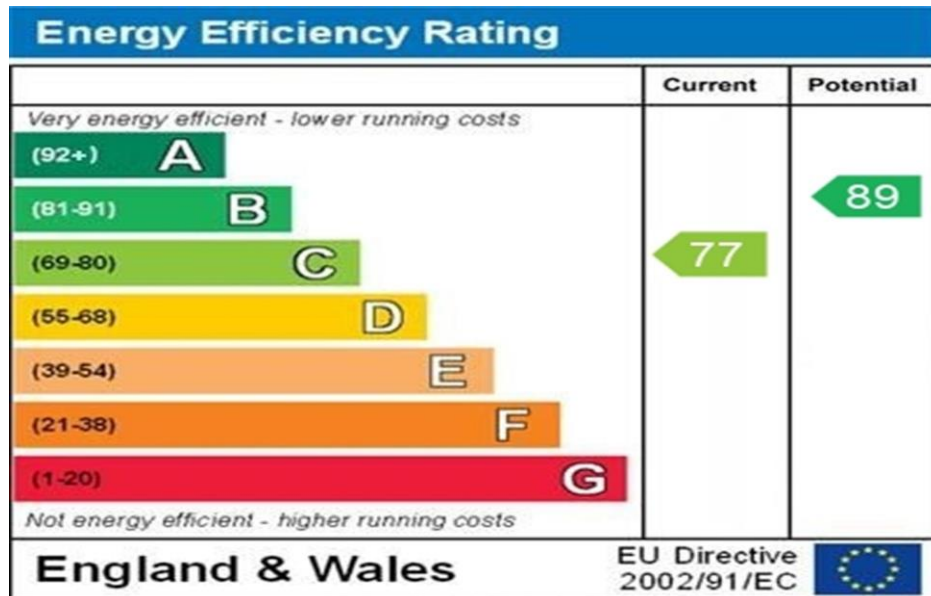
## LOCAL AUTHORITY

Manchester City Council

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING



WWW.EPC4U.COM

## PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

## PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

## PRIMARY SOURCE OF ELECTRICITY

Mains Supply

## PRIMARY SOURCE OF WATER

Mains Supply

## BROADBAND CONNECTION

Cable

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

## SOURCES OF FLOODING

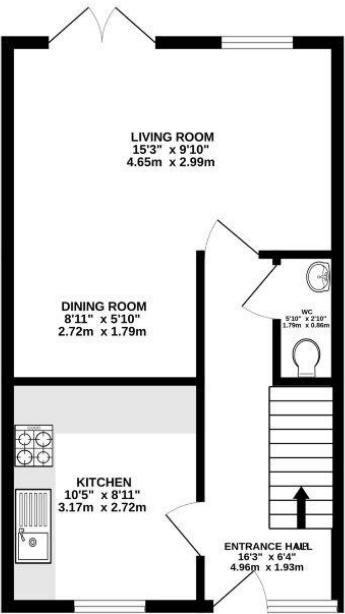
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

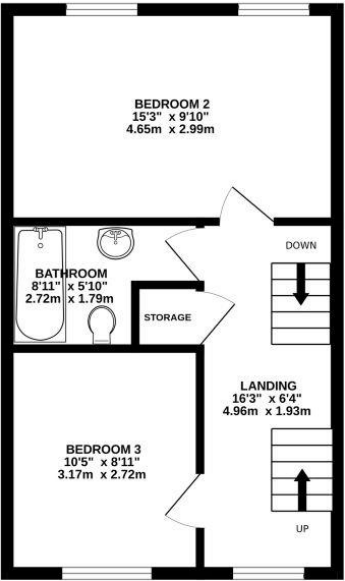
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR  
398 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (36.9 sq.m.) approx.



2ND FLOOR  
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (98.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025





THE AREA'S LEADING ESTATE AGENCY

0161 445 7474 [didsbury@gascoignehalman.co.uk](mailto:didsbury@gascoignehalman.co.uk)  
Elm House, 739 Wilmslow Road, Didsbury, Manchester, M20

6RN