



**GASCOIGNE
HALMAN**

Braemar Road, Fallowfield
£275,000.00

THE AREA'S LEADING ESTATE AGENCY



A spacious and well-appointed three bedroom terrace property, located in a highly sought after and convenient location, close to excellent transport links and local amenities. Offered to the market with No Vendor Chain with two light and airy reception rooms, fitted kitchen, three good sized bedrooms and a three piece bathroom suite. Courtyard garden.

Property details

- A Spacious Mid Terrace Property
- Two Good Sized Receptions Rooms and Fitted Kitchen
- Three Bedrooms and a Three-Piece Bathroom Suite
- Private Rear Courtyard Garden
- Close to Excellent Transport Links and Local Amenities
- Offered to the Market with No Vendor Chain



About this property

Internally the property comprises of an entrance hallway, front spacious living room, a generous dining room to the rear which overlooks the rear garden and a fitted kitchen, completes the ground floor.

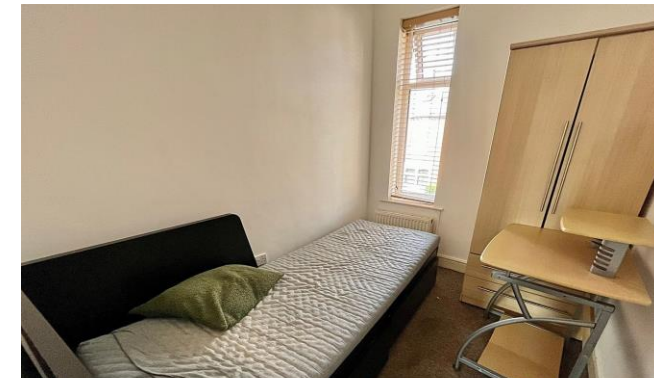
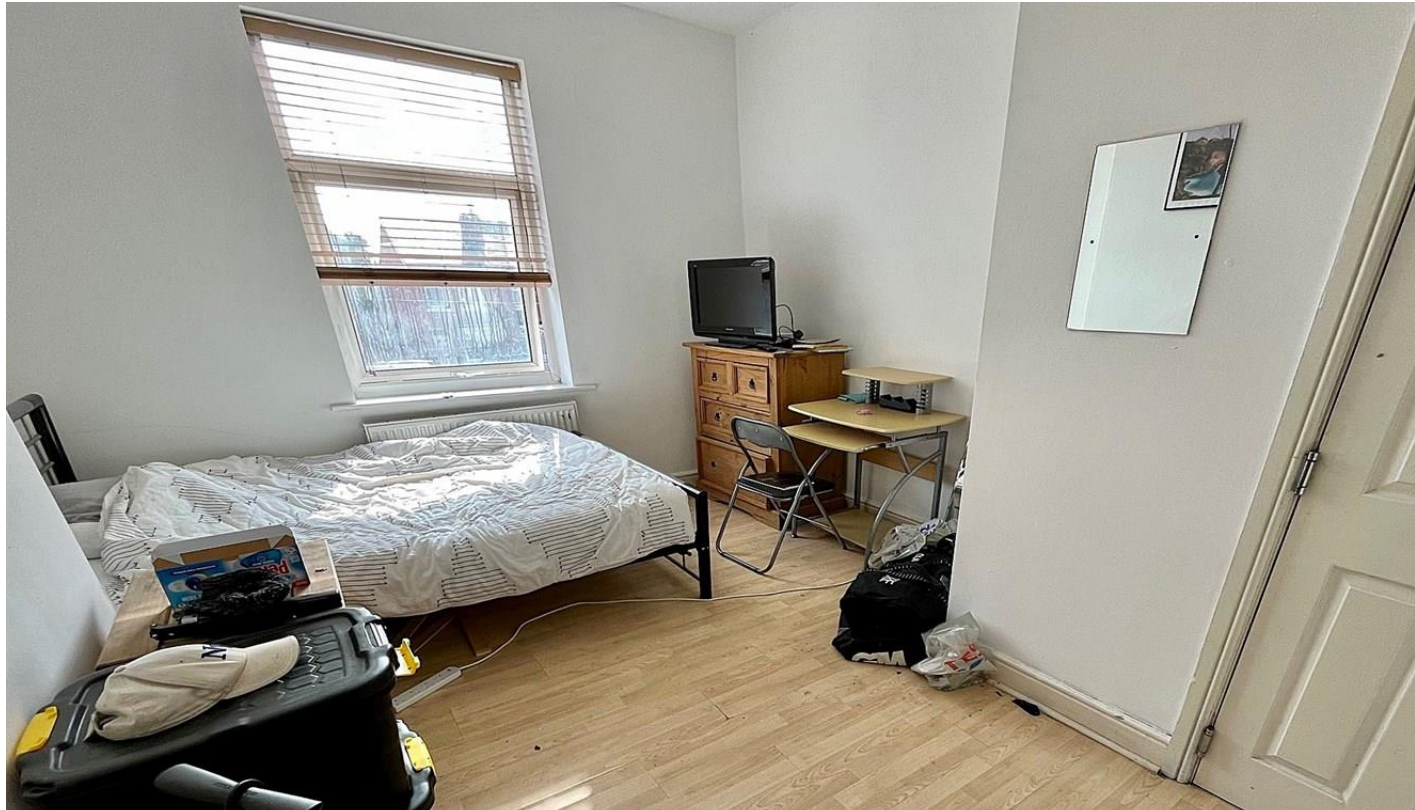
To the first floor there are three good sized bedrooms, with bedroom one and two being particularly large in size, a three piece bathroom suite serves all three bedrooms.

Externally the property is private to both the front and rear, the rear garden is a courtyard garden with walled boundaries. 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 6PW

COUNCIL TAX BAND

B

TENURE

Freehold

SERVICES (NOT TESTED)

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

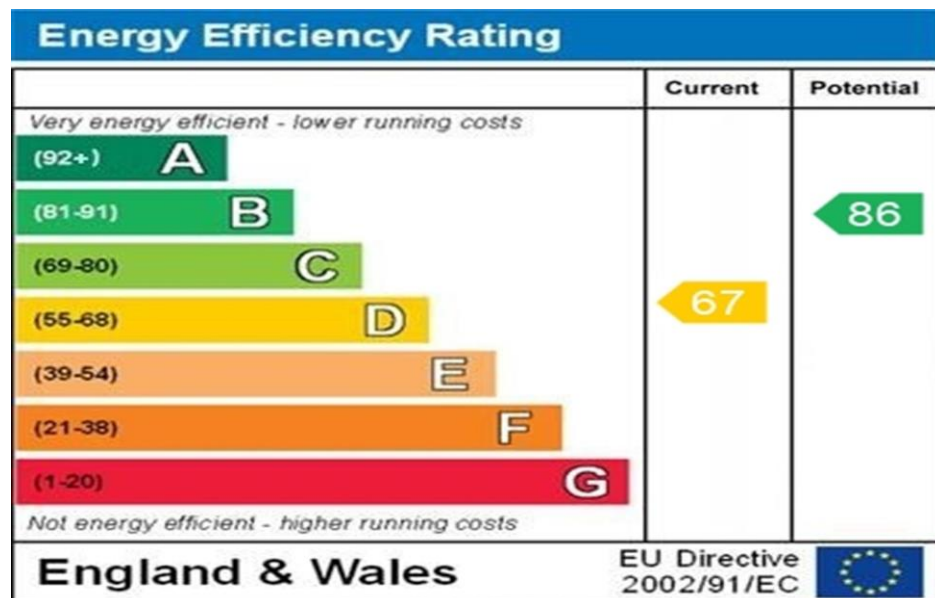
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



WWW.EPC4U.COM

PRIMARY SOURCE OF HEATING

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

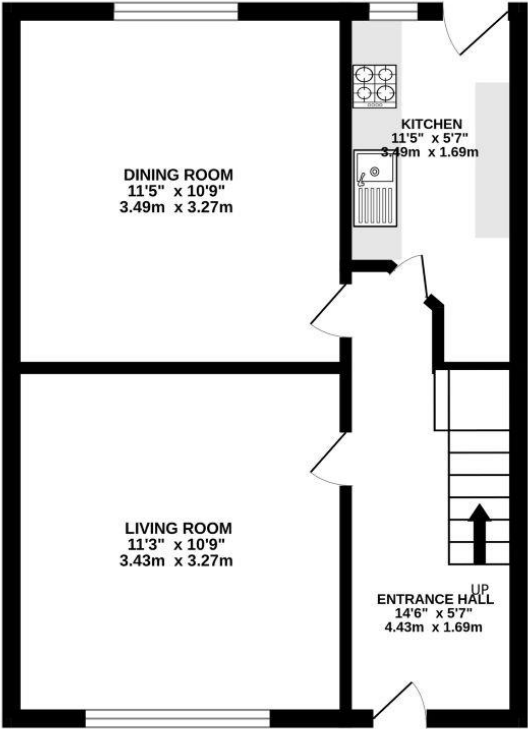
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

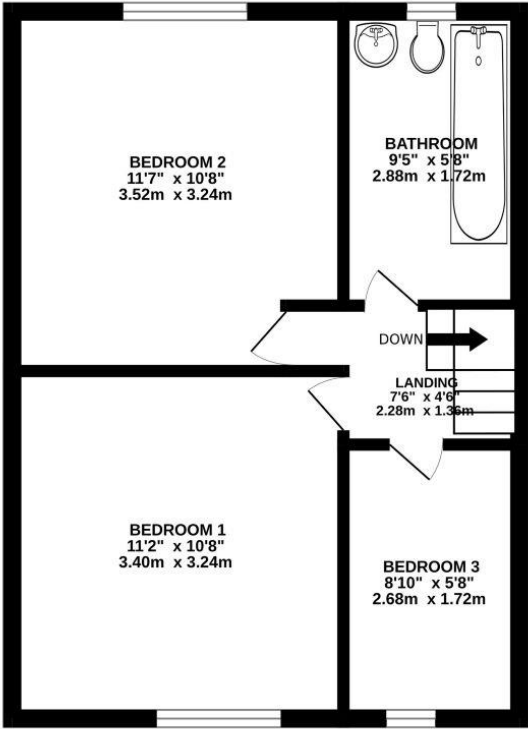
Ask Agent

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GROUND FLOOR
370 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 739 sq.ft. (68.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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