



**GASCOIGNE
HALMAN**

Letchworth Street, Fallowfield
£200,000.00

THE AREA'S LEADING ESTATE AGENCY



A spacious and well presented two double bedroom terrace property, located on a residential road with easy access to excellent transport links, an array of local amenities and Platt Fields Park to the end of the road. The property offers bay fronted dining room, modern and recently refurbished kitchen, light and airy living room, two large double bedrooms and a three piece stylish bathroom suite. A well kept courtyard rear garden and communal alleyway. Offered to the market with No Vendor Chain.

Property details

- A Spacious and Well Appointed Mid Terrace Property
- Bay Fronted Dining Room, Large Living Room and a Modern Fitted Kitchen
- Two Large Double Bedrooms and Stylish Three Piece Bathroom Suite
- Well Kept Courtyard Garden
- Close to Local Amenities, Excellent Transport Links and Platt Fields Park
- Offered to the Market with No Vendor Chain



About this property

In brief the property comprises: entrance hallway, bay fronted light and airy dining room, spacious living room and a recently refitted modern kitchen which provides access to the rear garden.

To the first floor there are two good sized double bedrooms with the primary bedroom being particularly large in size, a stylish three piece contemporary bathroom suite serves both bedrooms.

The property is gated to the front, whilst to the rear there is a paved courtyard garden with walled boundaries. Offered to the market with No Vendor Chain.

Letchworth Street is a sought-after location situated on the border of Rusholme and Fallowfield. It provides some of the best transport links to Manchester City Centre and Manchester Universities, via Wilmslow Road. Despite its central location, this property is placed close to Platt Fields Park.

It is conveniently located for professionals working at either the Oxford Road Campus of Manchester University NHS Foundation Trust or The Christie Hospital. For travel outside of Manchester, the Princess Road and A34 are both accessible within 5 minutes from the property for direct routes to the national motorway network.

The centre of Fallowfield caters for everyday shopping requirements and there is a range of cafes, bars and restaurants for all tastes.





DIRECTIONS

M14 7PE

COUNCIL TAX BAND

A

TENURE

Leasehold

SERVICES (NOT TESTED)

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

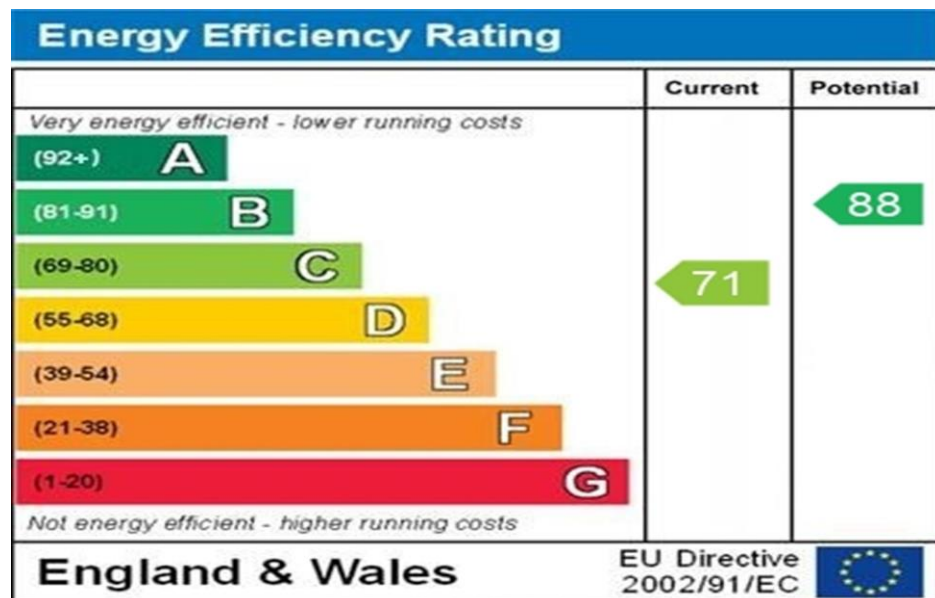
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



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

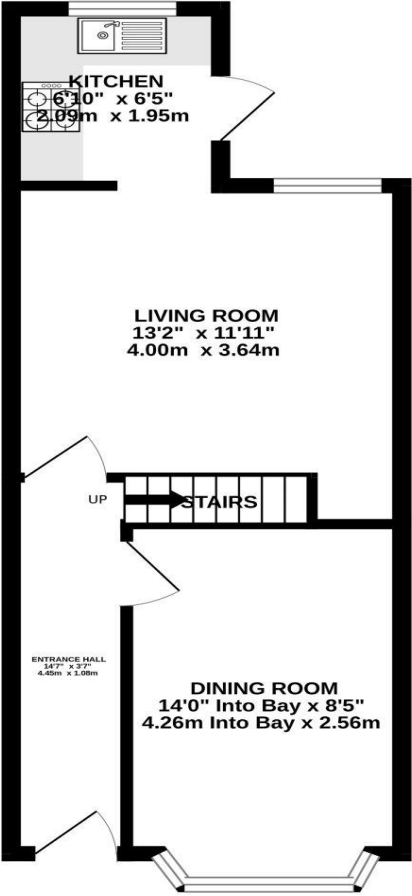
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

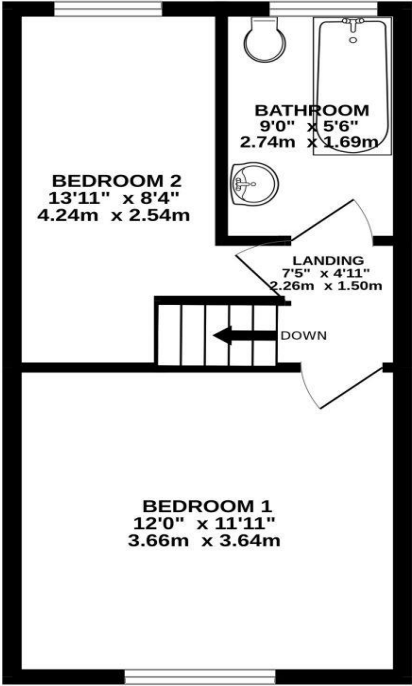
No

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
360 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.





THE AREA'S LEADING ESTATE AGENCY

0161 445 7474 didsbury@gascoignehalman.co.uk
Elm House, 739 Wilmslow Road, Didsbury, Manchester, M20

6RN