



**GASCOIGNE
HALMAN**

St. Ives Road, Fallowfield
£225,000.00

THE AREA'S LEADING ESTATE AGENCY



A spacious and well-presented two double bedroom terrace property, located on a quiet cul-de-sac 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 living room, modern open plan dining kitchen, two large double bedrooms and three piece stylish bathroom suite. A well-kept courtyard rear garden and communal alleyway.

Property details

- A Spacious and Well-Appointed Mid Terrace Property
- Bay Fronted Living Room and Modern Open Plan Dining Kitchen
- Two Large Double Bedrooms and Stylish Three Piece Bathroom Suite
- Gated Frontage and Well-Kept Courtyard Garden
- Close to Local Amenities, Excellent Transport Links and Platt Fields Park
- Viewing is Highly Recommended



About this property

In brief the property comprises of, an entrance hallway, bay fronted light and airy living room, spacious open plan dining 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 and access to a shared alleyway.

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 5NH

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

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?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

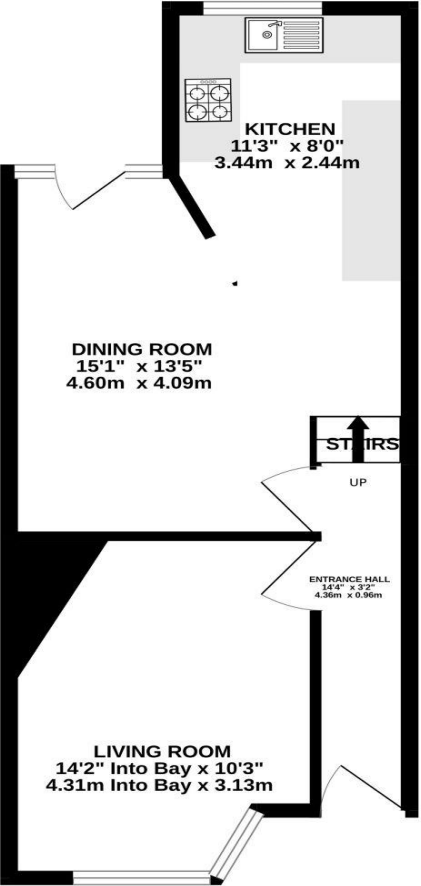
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

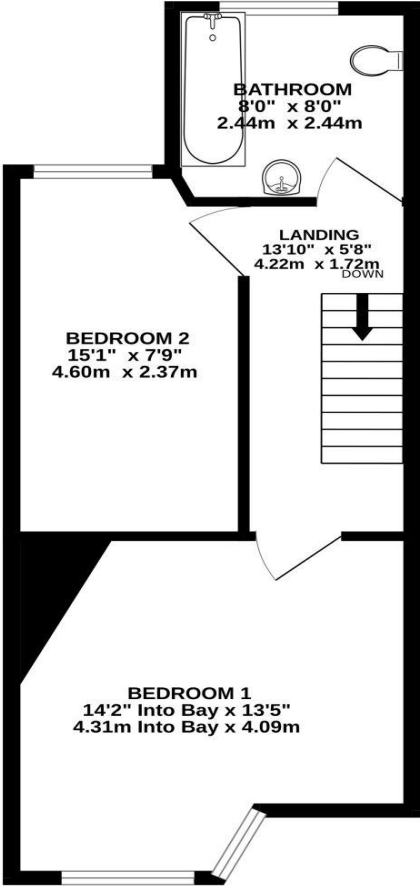
Ask Agent

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GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.





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