



- Fantastic location
- 5 good size bedrooms
- Modern kitchen
- Modern bathroom

Falls Green Avenue, Manchester, M40 2BL

Asking Price Of £325,000

South Manchester Homes are pleased to offer for sale this 5 bedroom, extended detached house for sale close to Manchester City Centre. The property is in good condition and comprises of a welcoming hallway, large living room, dining room, modern fitted kitchen and downstairs WC. Upstairs there are 5 good size bedrooms the main with an en-suite shower room and family bathroom with shower above the bath. There is a large garden to the rear along with a driveway. The property is offered with no onward chain.



| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 79 | 86 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Suite 97, 792 Wilmslow Road,
Manchester, Lancashire, M20
6UG

www.southmanchesterhomes.co.uk
0161 434 2000
info@smcrhomes.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.