



Derby Road | Fallowfield | M14 6UX

EDWARD
mellor



Features

- Freehold
- Driveway
- Private Garden
- Study / Office
- Cellars

This well presented, FREEHOLD, four-to-five bedroomed property comes to the market having undergone significant upgrading in recent years. NO ONWARD VENDOR CHAIN. The vendors have made us aware that the roof has been completely replaced and

comprehensive electric rewiring undertaken in 2021, ensuring further longevity for this house dating from approx 1910. The property has been a well-maintained home to the current family since the 1960s. From the front door facing a sunny private

garden, the hall leads to the two ground floor reception rooms and kitchen as well as to the rear one large bedroom. This benefits from an en-suite shower room whilst looking out to the rear garden and the bowling green behind.



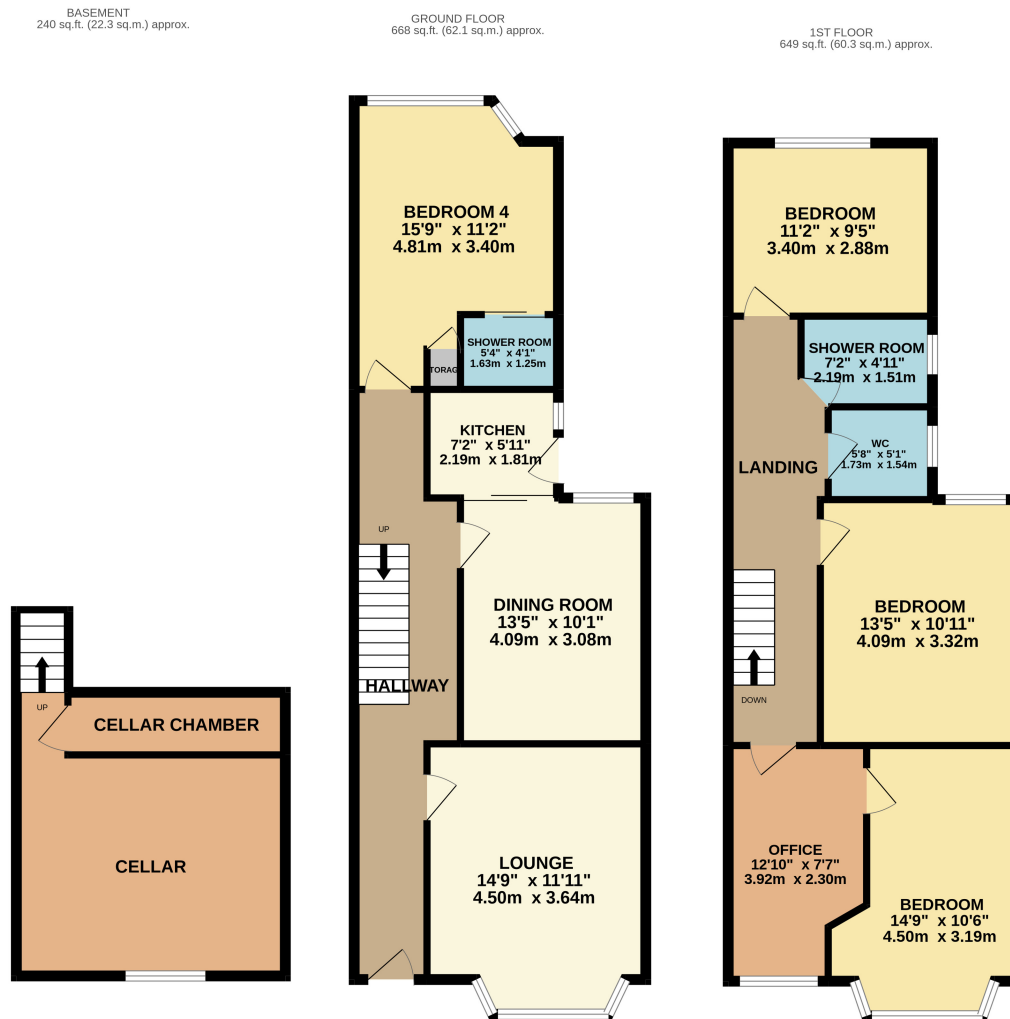
There is also a laundry cupboard which is plumbed for a washing machine, and has also housed a drier. A door leads downstairs to a cellar, which has electrics, lighting and plumbing. Up the stairs is the family shower room and toilet, as well as the remaining three large bedrooms. Two of these benefit from in-built cupboards. The rear also enjoys the unspoilt open aspect to the bowling green. The front bedroom with particularly sunny south-facing aspect has been sub-divided, providing either a separate study area or a walk-through fifth bedroom. Outside are mature gardens with shrubs and part lawn, and a driveway to pull up alongside the approach to the house. It is situated in a popular location, especially for schools and transport links to the City Centre & the Motorways. For example, it is only a 10 minute walk to Mauldeth Road Station with connections to Piccadilly (8 minutes) and the Airport (16 minutes). The property is also located a 17 minute walk away to Christie Hospital and 12 minutes by bike to MRI.

If you wanted to stay local, it is only a 6 minute walk away from Ladybarn Village and a 16 minute walk away from Withington Village. Withington Girls School is 0.36 miles away and the nearest parks are Kingswood Park, Ladybarn Park and Old Moat Park. It is 0.11 miles away from Brook Road Bus Stop and 1.15 miles away from West Didsbury Metrolink Station. The owners would very much prefer to sell to another family, but the property could also be a brilliant Investment opportunity; there is some potential to improve and modernise and of course the excellent location means that this property will be convenient for anyone who has to work in Manchester or further afield. Please get in touch with the Edward Mellor Withington Branch to arrange a viewing as soon as possible.



FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



TOTAL FLOOR AREA : 1557 sq.ft. (144.6 sq.m.) approx.

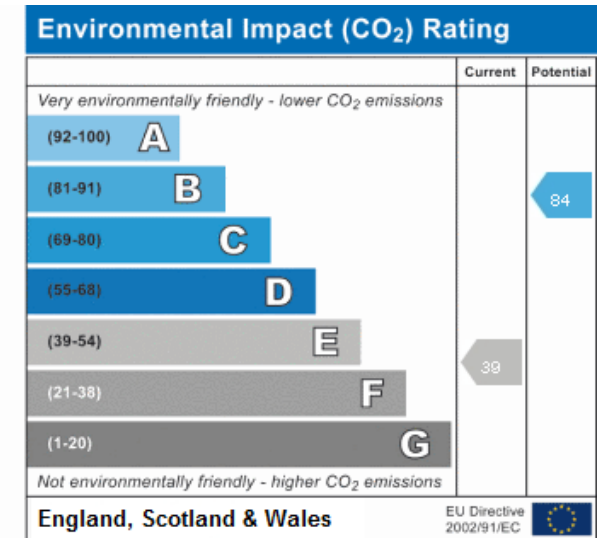
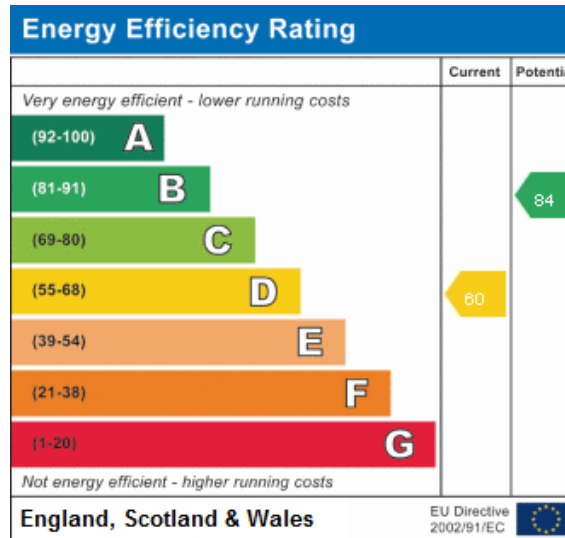
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Important Information

- Council Tax Band: D
- Tenure:Freehold

EPC Rating



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