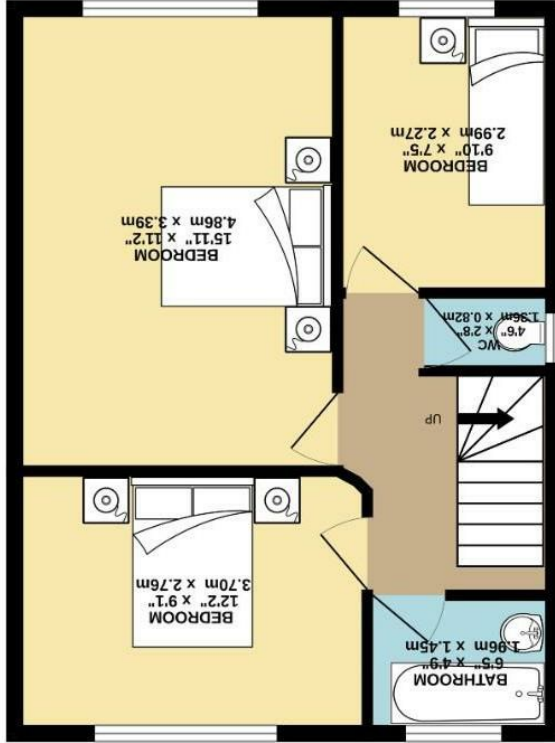


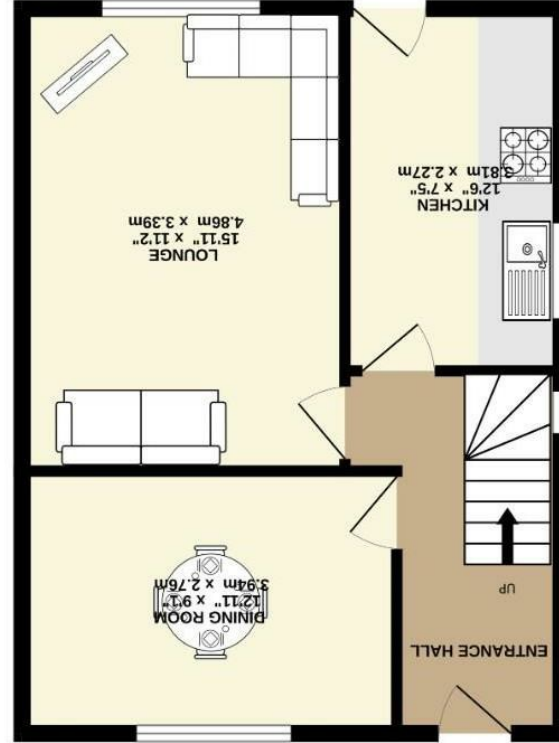
These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.



TOTAL FLOOR AREA: 928 sq.ft. (86.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.





Thelwall Avenue, Fallowfield  
M14 7EP

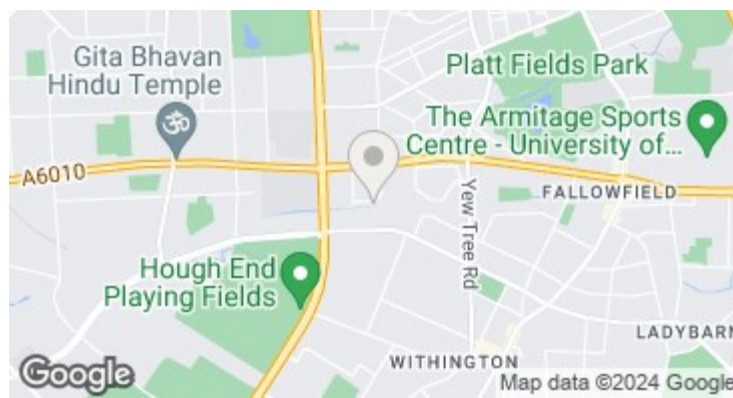
£200,000

### The Property

This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £200,000+ Reservation Fee. A well presented traditional semi-detached property set within a spacious plot with driveway and attractive south facing rear garden with open views over Fallowfield Loop and Platt brook, ideal for the couple or young family. Comprises briefly: entrance hall, lounge, separate dining room, fitted kitchen with door leading to the rear garden. To the first floor there are three well-proportioned bedrooms, a bathroom with white suite and separate wc. Gas central heating and double glazing are both installed. Well placed for local schools, Platt Fields Park and Wilmslow Road. Early viewing is most highly recommended. No chain.

### Directions

M14 7EP



- Three bedroom semi detached property
- Two separate reception rooms plus kitchen
- Open views to the rear over Fallowfield Loop & Platt Brook
- Gas central heating & double glazing are both installed
- Off road parking
- South facing rear garden
- For Sale by Modern Auction
- Subject to Reserve Price & Reservation Fee

Postcode - M14 7EP

EPC Rating - C

Floor Area - 928.00 sq ft

Local Authority - Manchester City Council

Council Tax - A

