

71 Ealing Avenue, Rusholme, Manchester, M19 5WF

JohnMellor

Guide Price £200,000







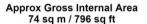
An attractive bay fronted two bedroom period terrace property situated in a QUIET CUL-DE-SAC a short stroll away from Platt Fields Park which is a great escape from city life. Conveniently situated less than 5 miles away from Manchester City Centre, and with easy access to Wilmslow Road, there are FANTASTIC TRANSPORT LINKS, local amenities catering for most of the everyday wants and needs and schools close by.





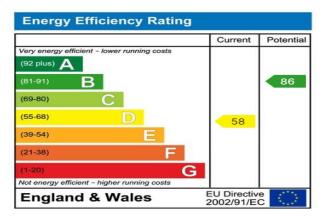


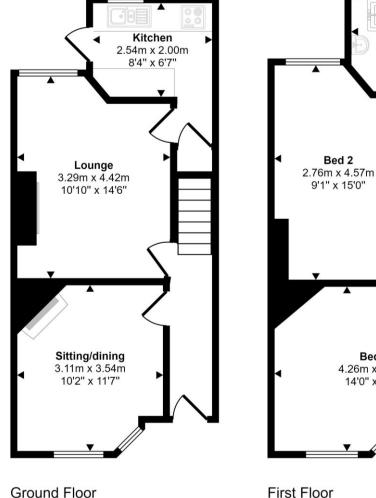
The property is gas centrally heated, double glazed and rooms include a hall, a lounge, a separate sitting/dining room and a kitchen. Stairs from the hall lead to the first floor where the two double bedrooms and the bathroom will be found. A pleasant enclosed rear yard area completes the property. The property is leasehold for the remainder of a 999 year term from 1906, ground rent £3.00 per annum. Council tax band A=£1312.99. Viewing recommended.













Bed 2

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Approx 36 sq m / 391 sq ft

IMPORTANT! These particulars and floor plans are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. The agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order, or fit for purpose. The buyer is advised to obtain verification from their solicitor or surveyor. J273

Bed 1

4.26m x 3.51m

14'0" x 11'6"

Bathroom

2.64m x 1.98m

8'8" x 6'6"