



71 Ealing Avenue, Rusholme, Manchester, M19 5WF

JohnMellor



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.

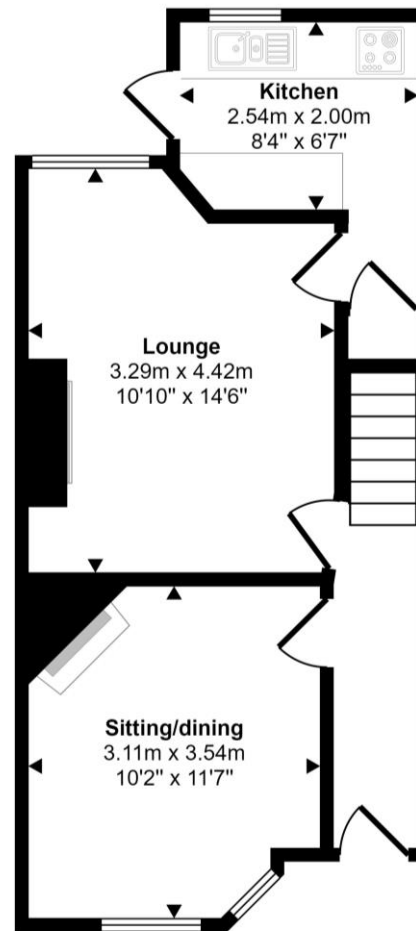


The property is gas centrally heated, double glazed and rooms include a hall, a lounge, a separate sitting/dining room and a kitchen. Stairs from the hall lead to the first floor where the two double bedrooms and the bathroom will be found. A pleasant enclosed rear yard area completes the property. The 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.

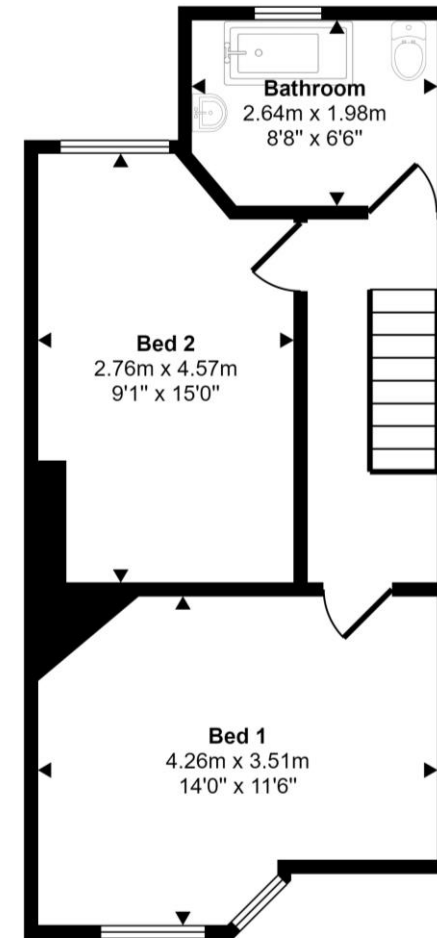


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
74 sq m / 796 sq ft



Ground Floor
Approx 36 sq m / 391 sq ft



First Floor
Approx 38 sq m / 406 sq ft

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.