

23 Lombard Grove, Fallowfield, Manchester, M14 6AN



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VIDEO TOUR AVAILABLE An attractive FOUR BEDROOM period mid terrace property, with accommodation expanding over four floors. Centrally located within Fallowfield village, with easy access to Manchester city centre.

The property retains a host of period features throughout the home and consists of an entrance hallway, leading to a lounge to the front of the property with a box bay window and original cast iron fire place. Opening through to the dining room with a further original fireplace and leading via steps into the impressive fitted kitchen with access out into the rear enclosed courtyard.

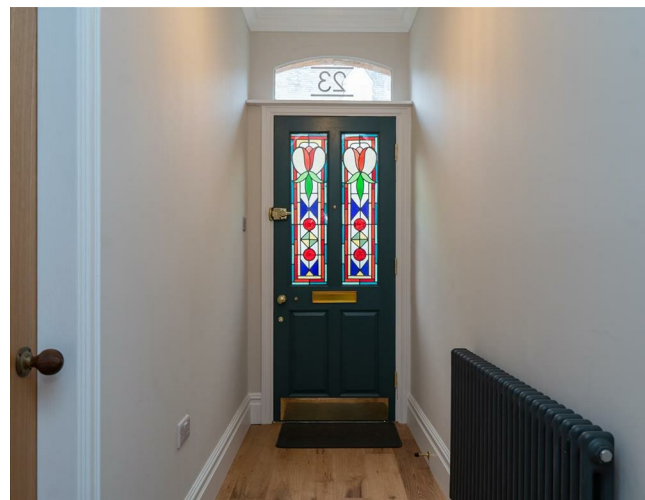
Stairs lead from the kitchen down to the lower ground floor bedroom/reception room along with a utility area.

Whilst the first floor reveals two double bedrooms, the master having two large sash windows and a useful storage closet. A three-piece family bathroom with an elegant roll top bath. In addition, there is a further two-piece shower room. The top floor consists of a spacious loft room with two Velux windows.

This property is within easy reach of local amenities, including shops, cafes, and schools. The area is well-served by public transport, providing a quick and easy commute in to Manchester City Centre. Close by to The Christies hospital and Withington Hospital.

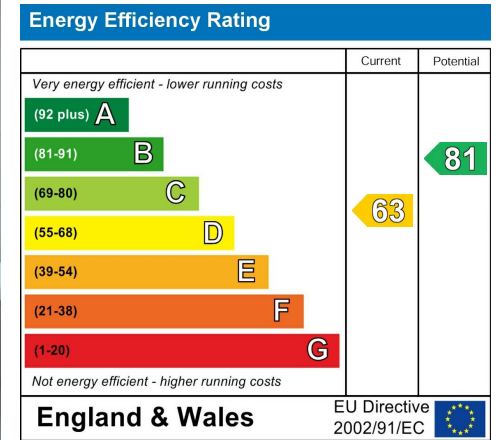
The property benefits from a recent full refurbishment, gas fired central heating, high ceilings and original period features.

£425,000





EPC Chart



Tenure: Freehold Council Tax Band: D



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