

10 Colgate Crescent, Fallowfield, Manchester, M14 6FN



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £310,000




VIDEO TOUR AVAILABLE A traditional bay fronted THREE BEDROOM semi-detached property located on a popular residential road in Fallowfield off Victoria Road. Offering easy access to Withington Village, Princess Road and the cafes, restaurants and bars positioned on Wilmslow Road. In brief the property comprises of: entrance hall, a dining room/bedroom four with a bay window to the front aspect, a lounge with French doors leading into an extended fitted kitchen/diner completes the ground floor. Whilst to the first floor there is a landing leading to three bedrooms and a three-piece bathroom suite. The property also benefits from being warmed by gas central heating, a block paved driveway providing off road parking to the front aspect and a good sized enclosed lawned rear garden. OFFERED WITH NO VENDOR CHAIN.





EPC Chart

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales			EU Directive 2002/91/EC 

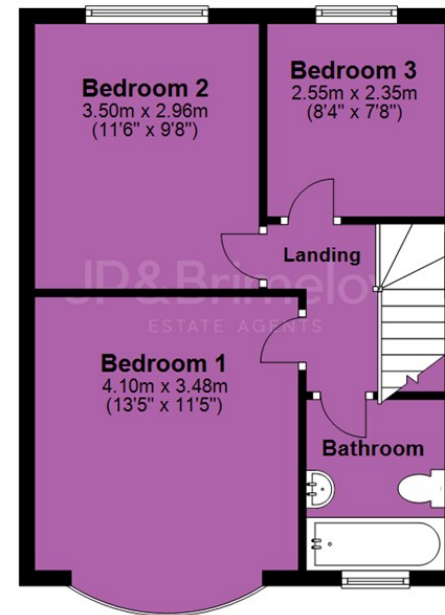


Tenure: **Freehold** Council Tax Band: **C**

Ground Floor



First Floor



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowstateagents

@jpandbrimelow