

3 Dorset Avenue, Fallowfield, Manchester, M14 7WR

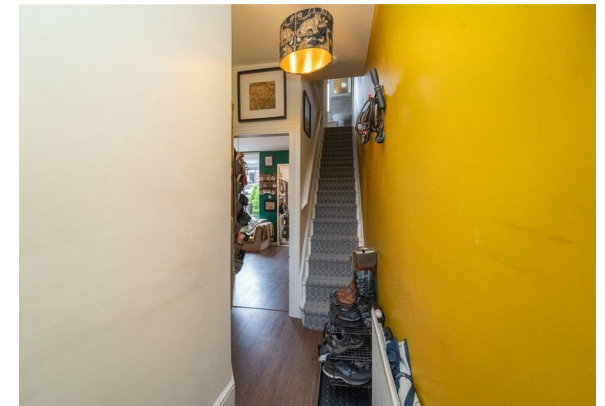


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Offers In The Region Of £220,000




VIDEO TOUR AVAILABLE A delightful and well-kept TWO DOUBLE BEDROOM, period mid terrace property. Located on a quiet residential road here in Fallowfield. Situated a short drive from Manchester city centre, with good transport links on Princess parkway, close to Alexandra Park with a selection of sports activities, Hough End leisure centre in the direction of West Didsbury and Divine Mercy Primary School nearby. In brief the well-planned property consists of an entrance hall, family room to the front aspect, good sized lounge/diner and a fitter kitchen which allows access out into the rear enclosed courtyard style garden. To the first floor the landing reveals two double bedrooms, one benefitting from built in wardrobes. A white three-piece family bathroom completed this lovely home. The property benefits from gas fired central heating and a rear enclosed courtyard style garden.





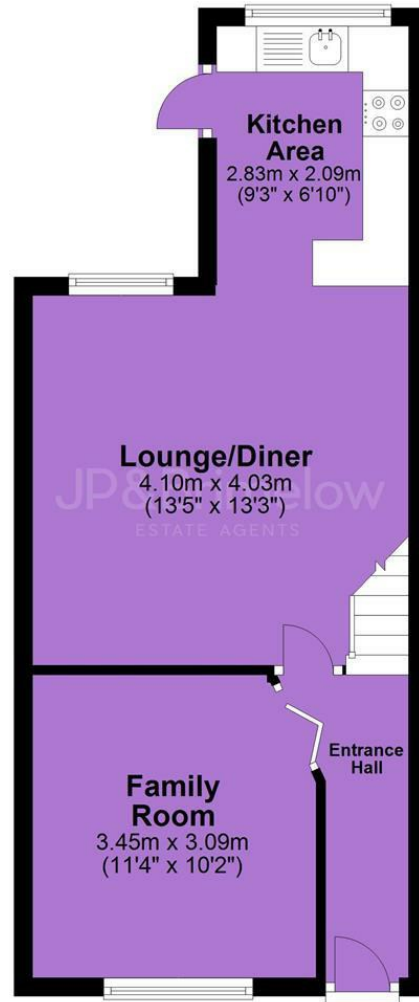
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC 



Tenure: **Freehold** Council Tax Band: **A**

Ground Floor



First Floor



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