

158 Horton Road, Fallowfield, Manchester, M14 7QF



**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £220,000

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\*\*\*VIDEO TOUR AVAILABLE\*\*\* A well-presented & spacious TWO DOUBLE BEDROOM, period mid terraced property situated off Lloyd Street South in Fallowfield. Situated a short drive from Manchester city centre, with good transport links via bus routes, close to Platt Lane Park with a selection of sports activities. Positioned nearby to Fallowfield triangle offering café, shops and convenient stores and Claremont Primary School nearby. This well-planned accommodation consists; an entrance hallway, a family room to the front aspect with bespoke fitted furniture, a lounge/dining room opening to an extended fitted kitchen with solid oak wooden worktops to the ground floor. Whilst to the first floor there is a landing leading to two double bedrooms and a white three-piece shower room. The property benefits from a security alarm, warmed by combi boiler providing gas fired central heating and rear enclosed courtyard style garden with an outhouse.







## EPC Chart

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

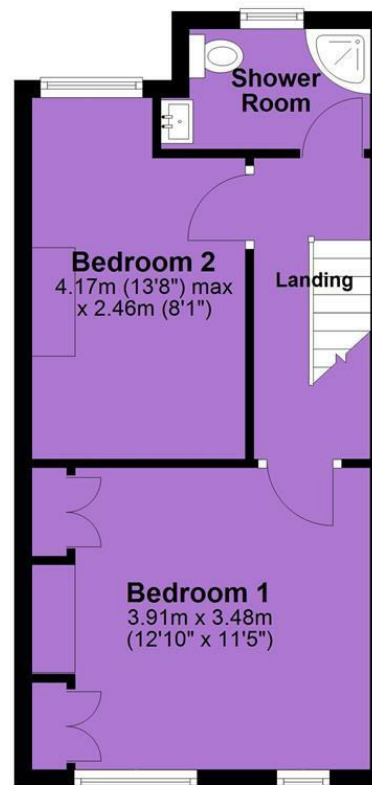


Tenure: **Freehold** Council Tax Band: **A**

## Ground Floor



## First Floor



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