

98 Horton Road, Fallowfield, Manchester, M14 7GD



**JP&Brimelow**  
ESTATE AGENTS



# Offers In The Region Of £200,000




\*\*\*VIDEO TOUR AVAILABLE\*\*\* A delightful & well-presented, TWO DOUBLE BEDROOM, period mid-terrace property located off Rosendale Road, in Fallowfield. Ideally positioned near the Fallowfield Triangle, which offers cafés, shops, and convenience stores. Just a short drive from Manchester city centre, the property boasts excellent transport links via nearby bus routes, and is close to Alexandra Park, offering various sports activities, Hough End Leisure Centre toward West Didsbury, and Claremont Primary School. The well-designed layout includes an entrance hall, a lounge to the front aspect, a good-sized lounge/dining room that leads to the fitted kitchen, with access to the rear courtyard garden, completing the ground floor. On the first floor, the landing provides access to two double bedrooms and a three-piece family shower room. Additional features include gas fired central heating and enclosed front and rear courtyard-style garden.







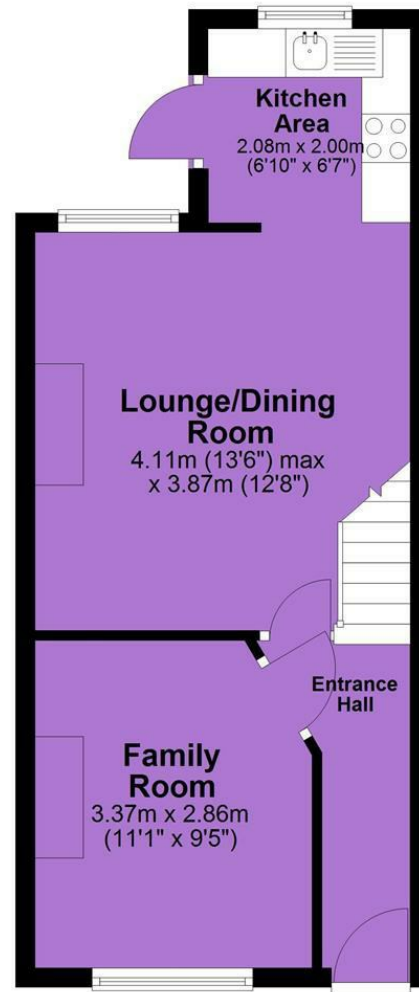
## EPC Chart

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

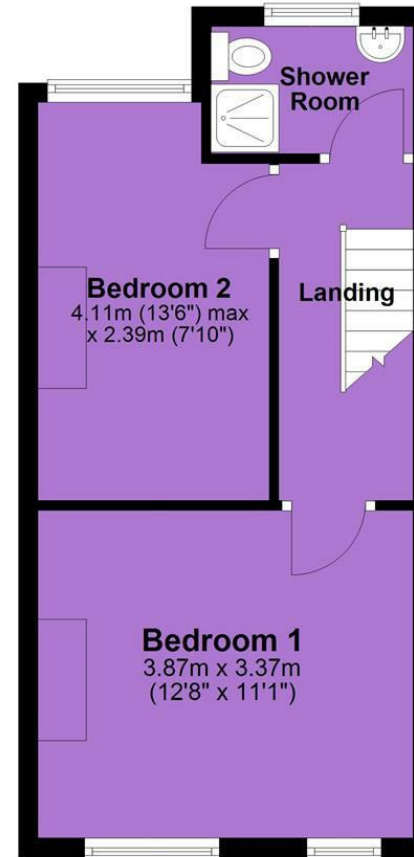


Tenure: **Freehold** Council Tax Band: **A**

## Ground Floor



## First Floor



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