

55 Lloyd Street South, Fallowfield, Manchester, M14 7LF

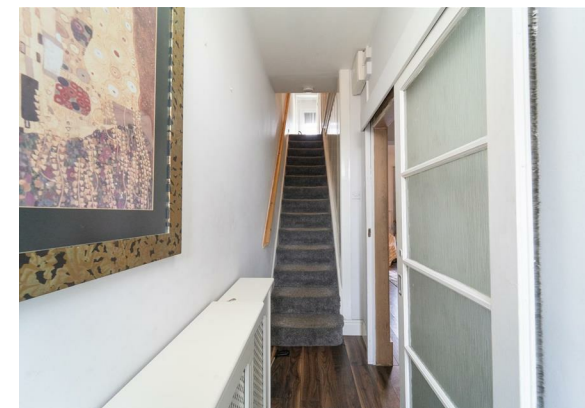


JP & Brimelow
ESTATE AGENTS

Offers In The Region Of £240,000


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VIDEO TOUR AVAILABE A delightful THREE BEDROOM, period mid-terrace property, in need of some modernisation. 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 with a bay window to the front aspect, a good-sized lounge/dining room and a fitted kitchen, which allows access out into the rear enclosed courtyard style garden. To the first floor the landing reveals a double bedroom with a bay window to the front aspect, a second bedroom with stairs leading up to a Mezzanine, a further bedroom to the rear and a three-piece family bathroom completes this home. The property benefits from gas fired central heating, a rear enclosed courtyard style garden and period features such as cast iron fireplaces.





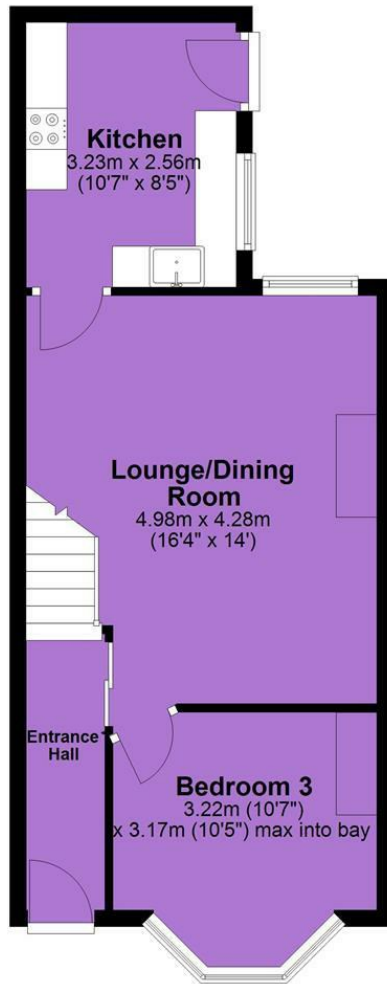
EPC Chart

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

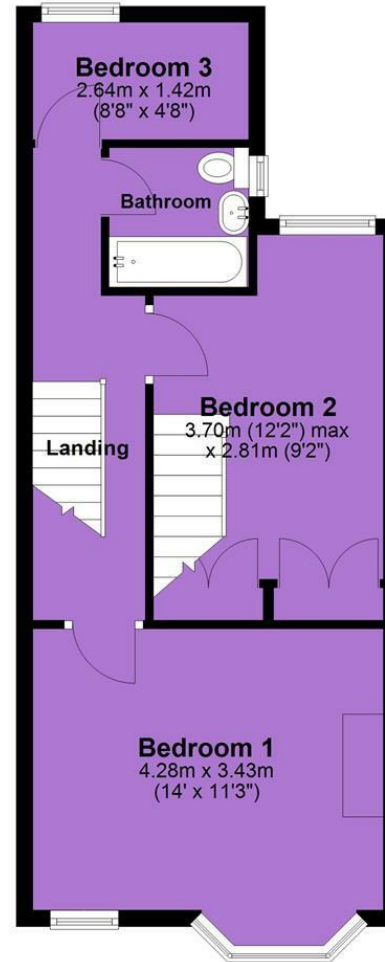


Tenure: **Freehold** Council Tax Band: **A**

Ground Floor



First Floor



Second Floor



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