

*JP & Brimelow*

*SALES*

*Price £259,950*



*331 Princess Road, Fallowfield,  
Manchester, M14 7FR*

## Withington

420 Wilmslow Road, Withington, Manchester, M20 3BW

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### Description:

EXTENDED SEMI. THREE DOUBLE BEDROOMS. THREE RECEPTIONS. Located close to William Hulme Grammar School & Whalley Range High School. Local shops (including ALDI) and Alexander Park are very nearby. In brief the spacious accommodation comprises of: Entrance hallway, lounge, living room, dining room, kitchen and shower room to the ground floor. Whilst to the first floor there are three bedrooms, bathroom and separate W.C. The property also benefits from UPVC double glazing, gas central heating, off road parking and LOW MAINTENANCE REAR GARDEN. Internal viewing highly recommended.

### IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

#### Entrance Hall:

Enter via UPVC door. Radiator. Meter cupboard and wall cupboard. Flush ceiling spotlights. Stairs to first floor and doors leading to:

#### Lounge:

11'8 x 10'5 (3.56m x 3.18m)

UPVC double glazed window to front aspect. Radiator. Television point. Telephone point. Picture rail and ceiling light point.

#### Living Room:

15'0 x 12'4 (4.57m x 3.76m)

UPVC double glazed window to front aspect. Ceiling coving. Gas fire and surround. Television point. Radiator and ceiling light point:

#### Kitchen:

12'4 x 8'7 (3.76m x 2.62m)

Fitted with a range of base and eye level units. Roll edge work surfaces. Inset stainless steel sink with view to the back garden. Brand new integrated double oven and fridge freezer still under guarantee. Integrated hob. Space and plumbing for washing machine and dishwasher. Ceiling light point and extractor fan.

#### Storage/Drying Cupboard:

Housing a Ravenheat boiler (4 years old and regularly serviced), airing shelves and overhead

drying rack. Radiator and ceiling light point.

#### Dining/Breakfast Room:

14'6 x 8'1 (4.42m x 2.46m)

Large UPVC double glazed window to rear aspect, allowing in plenty of light and the morning sun. Radiator. Flush ceiling spotlights. Dimmer switch UPVC door to rear aspect leading to rear garden and door leading to:

#### Shower Room:

8'1 x 6'6 (2.46m x 1.98m)

Easy access shower cubicle. Pedestal wash hand basin and low level W.C. Part tiled. Radiator. Ceiling light point. UPVC double glazed window to rear aspect and door extractor fan.

#### First Floor landing:

UPVC double glazed window to side aspect. Loft access. Ceiling light point and doors leading to:

#### Bedroom One:

15'0 x 12'4 (4.57m x 3.76m)

UPVC double glazed window to front aspect. Radiator. Fitted cupboard and ceiling light point.

#### Bedroom Two:

11'8 x 10'5 (3.56m x 3.18m)

UPVC double glazed window to front aspect. Radiator and ceiling light point.

#### Bedroom Three:

12'4 x 8'7 (3.76m x 2.62m)

UPVC double glazed window to rear aspect. Radiator and ceiling light point.

#### Bathroom:

6'11 x 5'2 (2.11m x 1.57m)

Fitted with a panel bath with power shower over. Vanity wash hand basin. Mirrored wall cupboard. Part tiled. Six flush ceiling light points. Dimmer switch. Radiator. UPVC double glazed window to rear aspect.

#### W.C:

Low level W.C Ceiling light point and UPVC double glazed window to side aspect.

#### Externally:

To the front of the property there is off road parking and a pebble garden. Whilst to the rear

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there is an artificial lawn, paved patio and mature raised borders.

## Directions:

From our Withington Office, proceed along Wilmslow Road towards Fallowfield. Turn left at the 4th set of traffic lights onto Wilbraham Road. Turn right at the 2nd set of traffic lights onto Lloyd Street South and then take the second left onto Garswood Road. At the end of Garswood Road turn left on Princes Road where the property can be found on your left hand side.

## Tenure:

## Assessment:

Council Tax Band A

## Financial Information:

At JP & Brimelow we offer access to a mortgage advice service dedicated to finding you the best mortgage and protection solutions to meet your financial needs. To make an appointment to see a Mortgage Consultant or for further information about the service please contact Brendan at Brown Financial Services Ltd. E-mail:

Brendan@brownfinancialservices.co.uk,  
07764942896.

Mob:

Landline: 0161 976 2628.

Brown Financial Services Ltd usually charges a fee for mortgage advice. The amount of the fee will depend upon

your circumstances and will be discussed and agreed with

you at the earliest opportunity.

Your property may be repossessed if you do not keep up repayments on your mortgage

JP & Brimelow introduce to Brown Financial Services Ltd for purpose of the provision of advice in relation to mortgage and non investment insurance products. Brown Financial Services Ltd is an Appointed Representative of PRIMIS Mortgage Network, a trading name of Advance Mortgage Funding Limited which is authorised and regulated by the Financial Conduct Authority.

## Viewing:

By appointment through the JP & Brimelow Withington Sales office.



## Energy Performance Certificate



331, Princess Road, MANCHESTER, M14 7FR

Dwelling type: Semi-detached house Reference number: 0962-2826-7591-9291-7485  
Date of assessment: 16 January 2019 Type of assessment: RdSAP, existing dwelling  
Date of certificate: 16 January 2019 Total floor area: 114 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 2,220

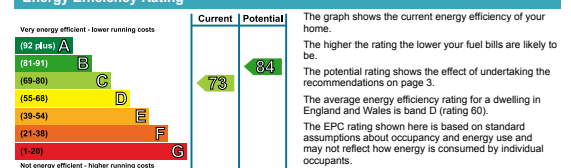
Over 3 years you could save £ 207

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 252 over 3 years	
Heating	£ 1,665 over 3 years	£ 1,551 over 3 years	You could save £ 207 over 3 years
Hot Water	£ 303 over 3 years	£ 210 over 3 years	
<b>Totals</b>	<b>£ 2,220</b>	<b>£ 2,013</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 111
2 Solar water heating	£4,000 - £6,000	£ 90
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 789

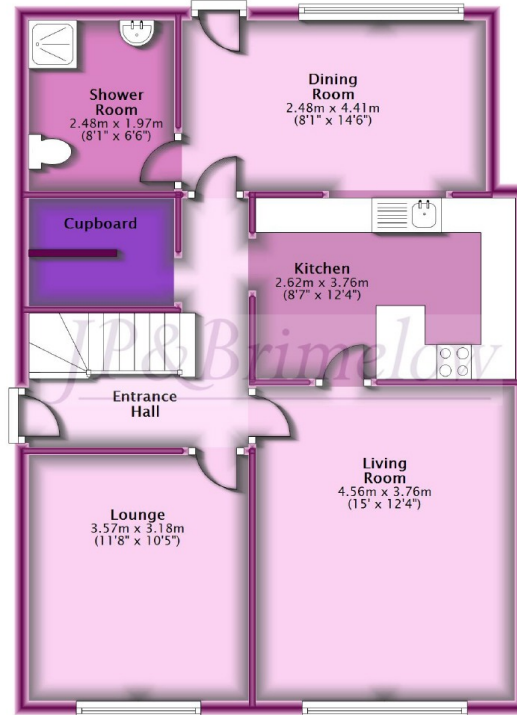
To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

**FLOOR PLANS**

Not to Scale. For Illustration purposes only

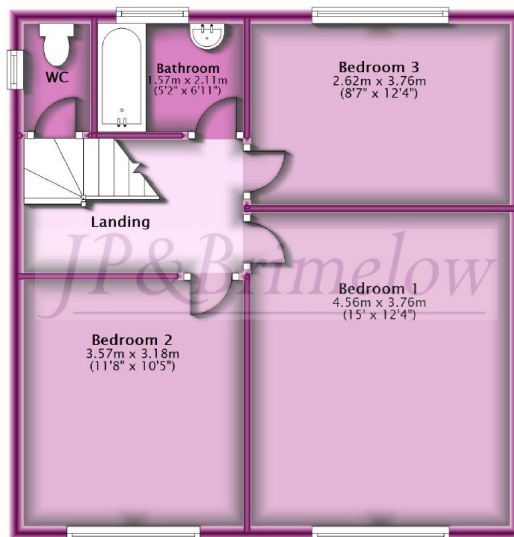
**Ground Floor**

Approx. 68.3 sq. metres (735.7 sq. feet)



**First Floor**

Approx. 51.3 sq. metres (552.1 sq. feet)



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0161 445 9700