



## 53 Talbot Road, Manchester, M14 6TS

Offers Over £270,000

**\*\*\*THREE BEDROOM SEMI DETACHED FAMILY HOME WITH OFF ROAD PARKING & GARAGE!\*\*FALLOWFIELD LOCATION\*\*\*** Sanderson James are delighted to offer for sale this spacious three bed semi in the vibrant location of Fallowfield. Tucked away from the very accessible Kingsway and a stone's throw away from Mauldeth Road train station this property allows for fantastic access in and out of Manchester. As you enter the property, on the ground floor you will find two large reception rooms & the family sized kitchen. The first reception room is a great size allowing room for a family dining table and a gas/electric fireplace. The bay window allows for extra room and the sun to shine through creating plenty of natural light. The back reception room is a similar size to the front which makes a great space to relax fitting in 2 sofas with a wall mounted TV. Fitted cupboards to the alcoves make for great innovative storage space. The kitchen contains a gas cooker/oven along with sink basin and space for your appliances. Moving upstairs you will find three bedrooms and the family bathroom. The master bedroom is a fantastic sized double with two fitted wardrobes joined together by a full-sized mirror. Fitted draws filing the bay window make for extra storage space. The second bedroom being another great sized double with sleek wooden affect flooring coupled with a matching fitted wardrobe. The family bathroom has all you need boasting stylish dark blue tiles with toilet, sink basin and bath with an overhead shower. The third bedroom is a large single but would also make a great home office if you're lucky enough to work from home. Not only all this inside but as we move outside you will be met with a generously sized lawn garden which is not overlooked by neighbours. The garage allows for ever handy outside storage space & the driveway is big enough for all your guests with enough space for multiple cars! In order to secure this property please give Sanderson James a call on 0161 256 0808



**Lounge**  
11'5" x 10'5" (3.5 x 3.2)

**Dining Room**  
13'5" x 11'5" (4.1 x 3.5)

**Kitchen**  
14'5" x 7'2" (4.4 x 2.2)

**Bathroom**  
5'10" x 7'8" (1.8 x 2.4)

**Bedroom One**  
10'5" x 11'5" (3.2 x 3.5)

**Bedroom Two**  
11'1" x 13'5" (3.4 x 4.1)

**Bedroom Three**  
5'10" x 7'6" (1.8 x 2.3)

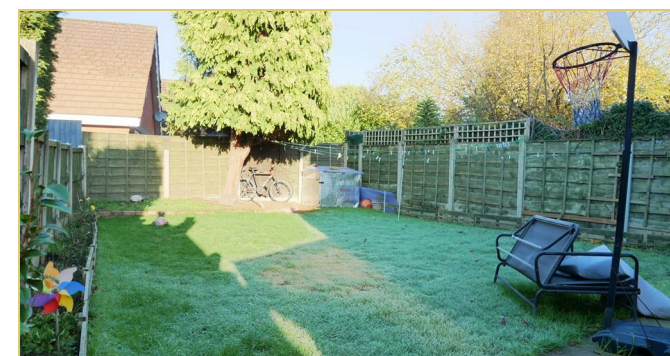
**sales disclaimer**

**DISCLAIMER** These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating\* and so cannot verify they are in working order or fit for their purpose.

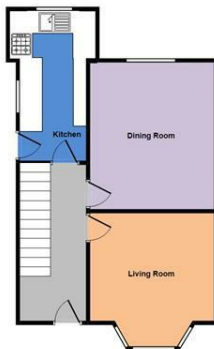
**Office Opening Hours**  
**OPENING HOURS;** We are open six days a week. Monday - Wednesday 9.30am - 6.00pm, Thursday 9.30am - 7.00pm, Friday 9.30am - 5.00pm, Saturday 9.30am - 3.00pm.

**Sales Money Laundering**  
**MONEY LAUNDERING** If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001)

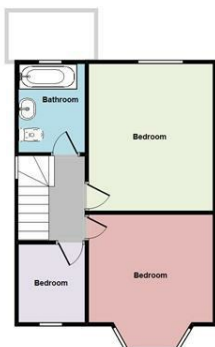
**sales thinking of selling**  
**THINKING OF SELLING** If you are thinking of selling, renting or buying a home, we would be delighted to arrange an appointment at your convenience to visit you in your home to offer advice and a practical, professional marketing service without obligation.



Ground Floor



First Floor



*Although every effort has been made to ensure the accuracy of this floor plan, we cannot accept any responsibility for errors. This floor plan was created using software provided by Quick Floor Plans Ltd.*



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

