



27 Booth Avenue, Fallowfield, Manchester, M14 6RB

Guide Price £415,000

- Newly Refurbished Throughout
- Newly Fitted Kitchen with Integrated Appliances
- Two Receptions
- No Vendor Chain - Must Be Viewed
- Spacious Living Accommodation Over 3 Floors
- New Bathroom, En-suite and Cloakroom
- Four Good Sized Bedrooms

27 Booth Avenue, Manchester M14 6RB

Newly Fully Refurbished Period Terrace. Four Bedrooms. Newly Installed Family Bathroom, En-suite and Cloakroom. Two Receptions. Brand New Kitchen with Integrated Appliances. Newly Decorated. Newly Laid Flooring (LVT and Carpeting) Extremely Popular Location. No Vendor Chain.



4



2



2



E

Council Tax Band: C



Entrance

Open porch to the entrance door

Hallway

PVC entrance door with skylight over, LVT flooring, central heating radiator. Decorative corbels and cornice. Stairs with open balustrades to the first floor. Utility area underneath the stairs plumbed and access for an automatic washing machine, space for a tumble dryer. Doors to lounge, dining room and cloakroom.

Cloak Room

Modern two piece suite in white comprising: Low level WC; Vanity wash hand basin with mixer tap and cupboard below, tiled splashback. Fixed mirror. Wall mounted Navien boiler

Lounge

Double glazed bay window to the front elevation, LVT flooring, central heating radiator, cornice

Dining Room

Double glazed window to the rear elevation, LVT flooring, central heating radiator, cornice. Door to kitchen

Kitchen

Attractively fitted kitchen with a comprehensive range of newly fitted units comprising: Bowl and a half single drainer stainless steel sink unit with mixer tap, cupboard below, further range of base, drawer and eye level units. Marble effect work surfaces with upstands. Built in Hotpoint Schott Ceran Induction hob, Hotpoint electric oven below and cooker hood over. Integrated fridge/freezer and dishwasher. Double glazed windows to both the side and rear. PVC door to the rear yard

First Floor

Stairs and Landing

Open balustrades to stairwell, stairs continue to second floor. Doors to all first floor rooms.

Bedroom Two

Two double glazed windows to the front elevation, central heating radiator

Bedroom Three

Double glazed window to the rear elevation, central heating radiator

Bedroom Four

'L' shaped room. 14'2" to 8'6" x 9'8" to 3'3"

Double glazed window to the rear elevation, central heating radiator

Family Bathroom

Newly installed three piece suite comprising: Panelled bath with mixer, fixed rainhead shower with hand held attachment. Shower screen. Vanity wash hand basin with mixer tap and cupboard below. Low level WC. Fully tiled walls and floor, double glazed window with obscure glass to the side elevation, chrome heated towel radiator. Back light mirror

Second Floor

Stairs and Landing

Open balustrades to stairwell, double glazed Velux window, door to principle bedroom

Principle Bedroom

Double glazed window to the front elevation, central heating radiator, door to en-suite

En-Suite

Newly installed three piece suite comprising: Panelled bath with mixer, fixed rainhead shower with hand held attachment. Shower screen. Floating vanity wash hand basin with cupboard below, floating low level WC. Chrome heated towel radiator. Fully tiled walls and floor. Double glazed Velux window

Outside

Front

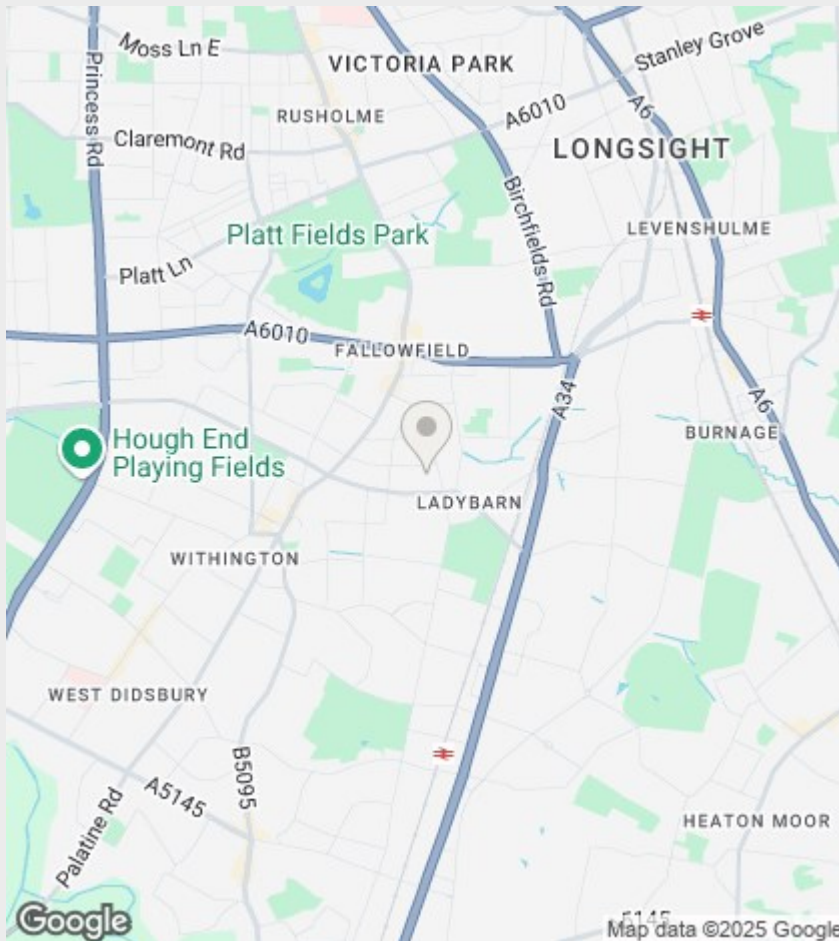
Block paved front providing off road parking

Rear

Enclosed yard, brick built boundaries, gate to rear, outside tap







Directions

Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

EPC Rating:

E

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	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

