

13C Brook Road, Fallowfield, Manchester, M14 6UE



**JP & Brimelow**  
ESTATE AGENTS

# Offers In The Region Of £240,000




\*\*\*VIDEO TOUR AVAILABLE\*\*\* A spacious TWO DOUBLE BEDROOM mid-terrace property, positioned on a popular residential Road, off Wilmslow Road in Fallowfield. Close to all amenities in Fallowfield including shops, restaurants and great transport links into Manchester city centre. This well-planned accommodation consists of a porch, an entrance hallway, a fully-fitted kitchen and a spacious lounge with sliding doors leading out into the rear garden. The first floor reveals a landing leading to two double bedrooms and a three-piece bathroom. The property further features a paved drive, providing off-road parking and an enclosed garden to the rear. Internal viewings recommended to appreciate the accommodation of offer. OFFERED WITH NO VENDOR CHAIN.





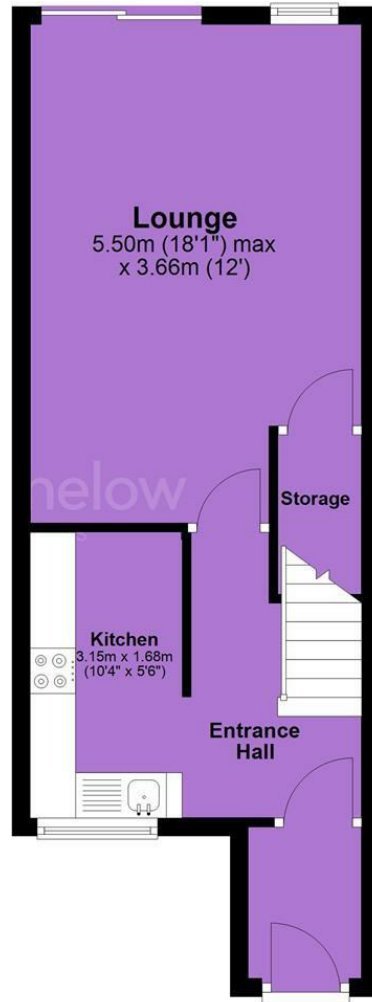
## EPC Chart

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

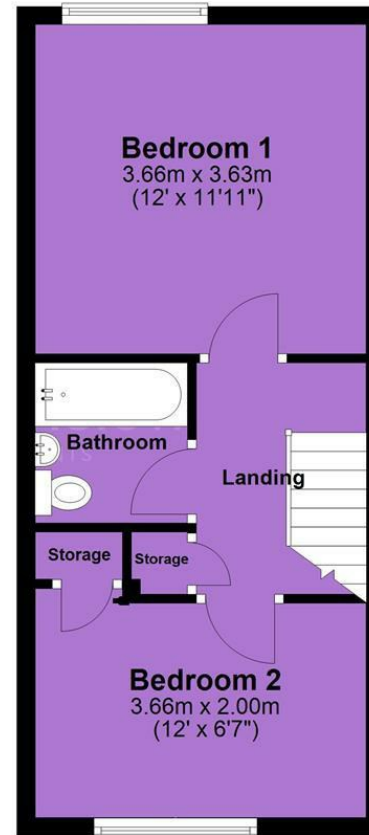


Tenure: **Freehold** Council Tax Band: **B**

## Ground Floor



## First Floor



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