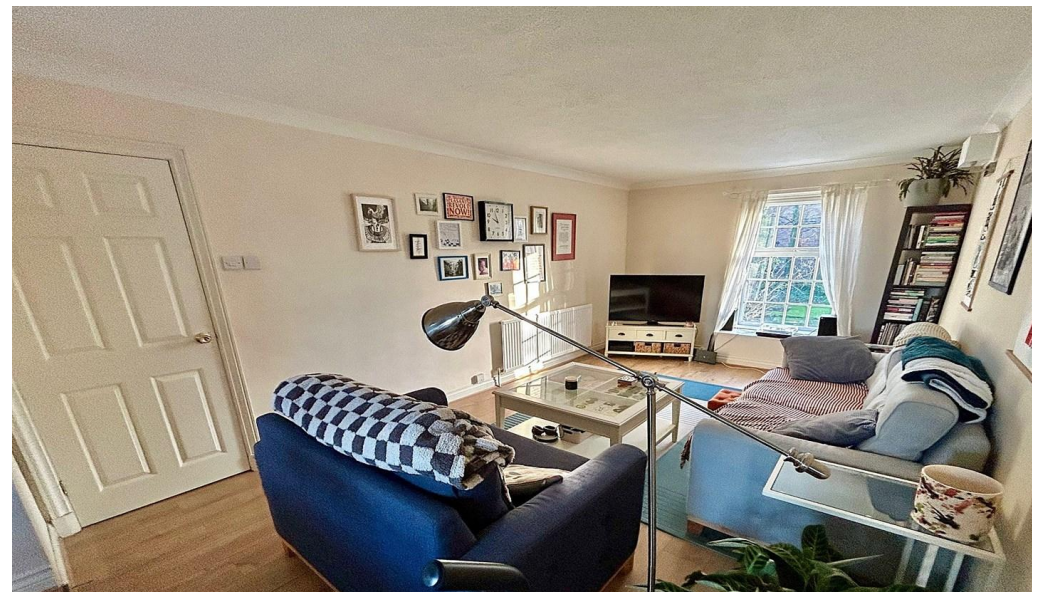




**GASCOIGNE
HALMAN**

Willow Bank, Fallowfield
£340,000.00

THE AREA'S LEADING ESTATE AGENCY



A modern Georgian style town house boasting well-presented accommodation measuring a healthy 1412 sq ft of internal accommodation. The property is located within a gated community and offers open plan living/dining room, fitted contemporary kitchen, four bedrooms and a four piece family bathroom. Off road parking, garage and a private rear garden. Only moments from Fallowfield Village and excellent transport links.

Property details

- A Modern and Well-Presented Terraced Town House with Accommodation Over Three Floors
- Welcoming Entrance Hallway and a Downstairs W/C
- Large Living/Dining Room and a Modern Fitted Kitchen
- Four Bedrooms and a Four Piece Family Bathroom
- Off Road Parking, Garage and a Private Rear Garden
- Close to Local Amenities, Schools and Excellent Transport Links



About this property

We are pleased to introduce this attractive modern terrace town house situated on a popular residential development only moments from Fallowfield village and excellent transport links.

Internally the property offers a healthy 1412 sq ft and comprises: welcoming entrance hallway, downstairs wc and bedroom four and an internal garage which provides access to the rear garden.

To the first floor there is an large open plan living/dining room and a contemporary fitted kitchen.

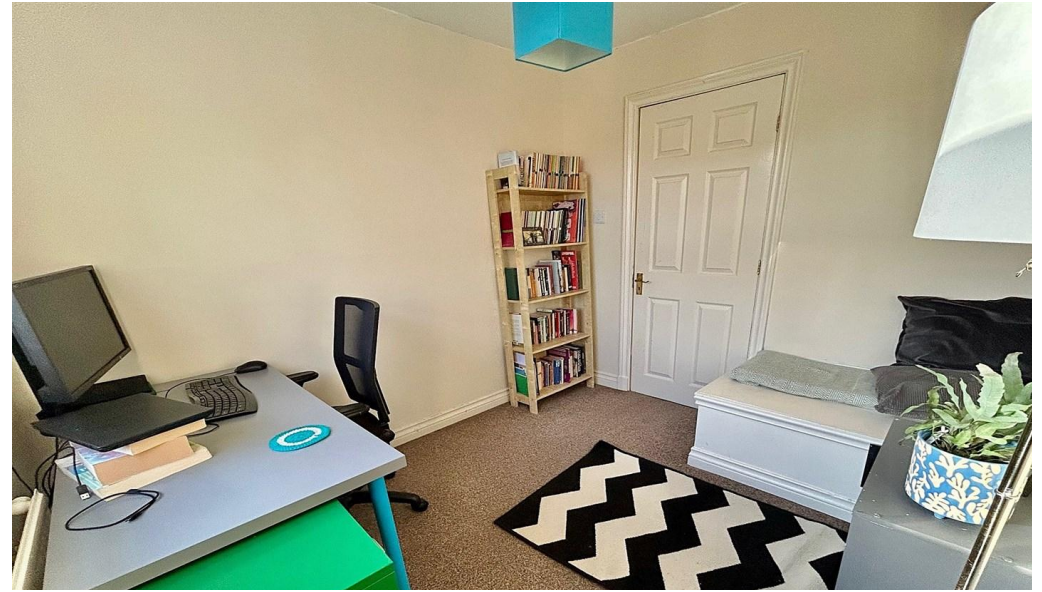
To the second floor there is a large primary bedroom, bedroom two which boasts a built-in wardrobe and a good sized third bedroom. All three bedrooms are served by a four piece bathroom suite.

Externally the property boasts off road parking for two vehicles, garage and a private paved rear garden ideal for summer entertaining.

Situated on the border of Withington and Fallowfield the house is very conveniently located for commuting into the city centre, and particularly well situated for ease of access to both University and Hospital complexes at Christie's and Manchester Royal Infirmary. There are many buses routed along Wilmslow Road travelling directly into Manchester and nearby Princess Road again offers direct routes to the city centre and the national motorway network. The centre of Fallowfield caters for everyday shopping requirements and there is a wide range of cafes, bars, pubs and restaurants for all tastes. Schools and recreational facilities in the area are good.











DIRECTIONS

M14 6XT

COUNCIL TAX BAND

D

TENURE

Leasehold

999 year lease with 951 years remaining.

Ground Rent £20.00 per annum.

Service Charge £455.00 every 6 months. Subject to change.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

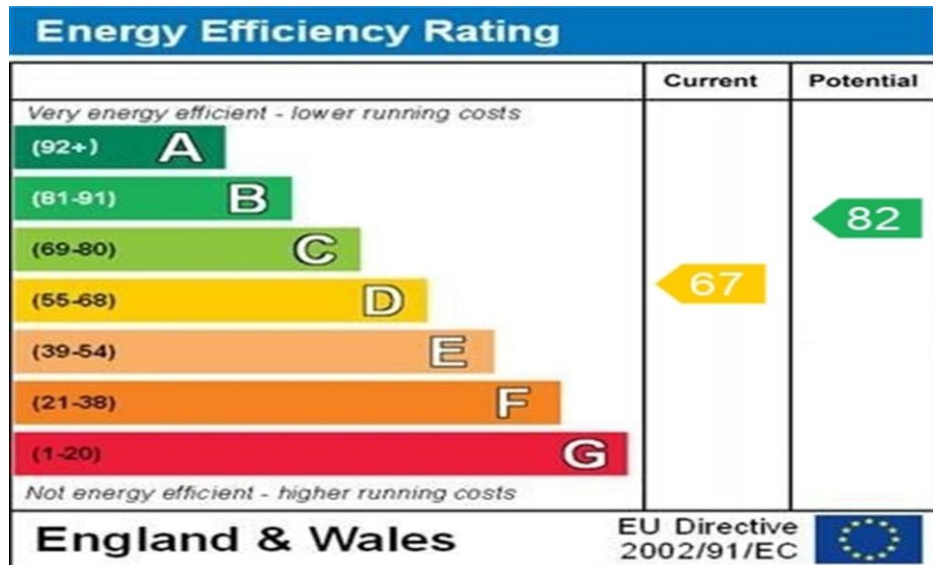
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



WWW.EPC4U.COM

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to cabinet

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

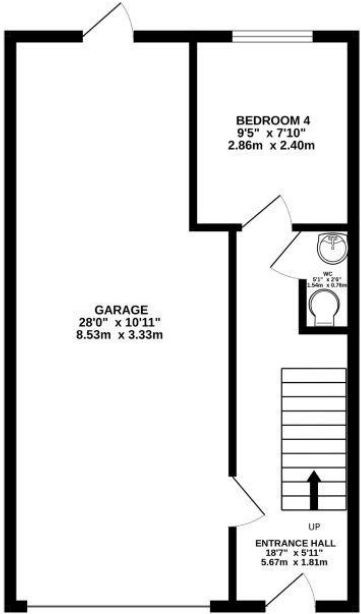
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

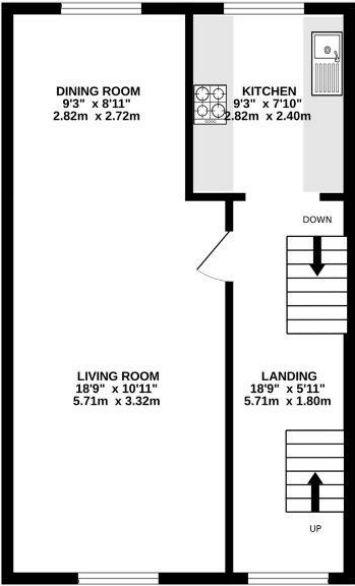
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

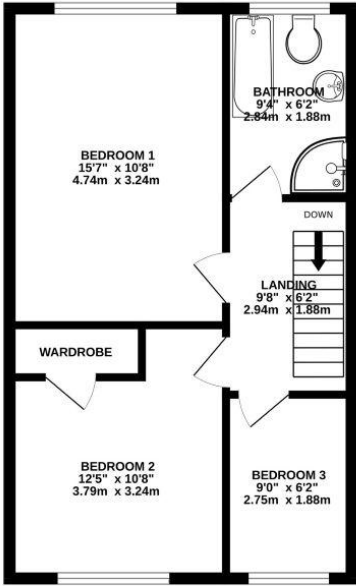
GROUND FLOOR
472 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



2ND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1412 sq.ft. (131.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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THE AREA'S LEADING ESTATE AGENCY

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