

103 Lloyd Street South, Fallowfield, Manchester, M14 7LF



**JP & Brimelow**  
ESTATE AGENTS

# Offers Over £240,000




\*\*\*VIDEO TOUR AVAILABLE\*\*\* A spacious and well-presented, THREE BEDROOM, mid-terrace property. Located on a quiet residential road here in Fallowfield. Situated a short drive from Manchester city centre, with good transport links on Princess parkway, close to Alexandra Park with a selection of sports activities, Hough End leisure centre in the direction of West Didsbury and Divine Mercy Primary School nearby. In brief this well-planned property consists of; an entrance hall a good-sized lounge to the front aspect benefitting from a bay-window, a dining room, and a fitted kitchen which has access out into the rear enclosed garden. Stairs leading to the first-floor landing reveal three good sized bedrooms, and a white three-piece bathroom suite. The property benefits from gas fired central heating, high ceilings, and a rear enclosed garden. OFFERED WITH NO VENDOR CHAIN.





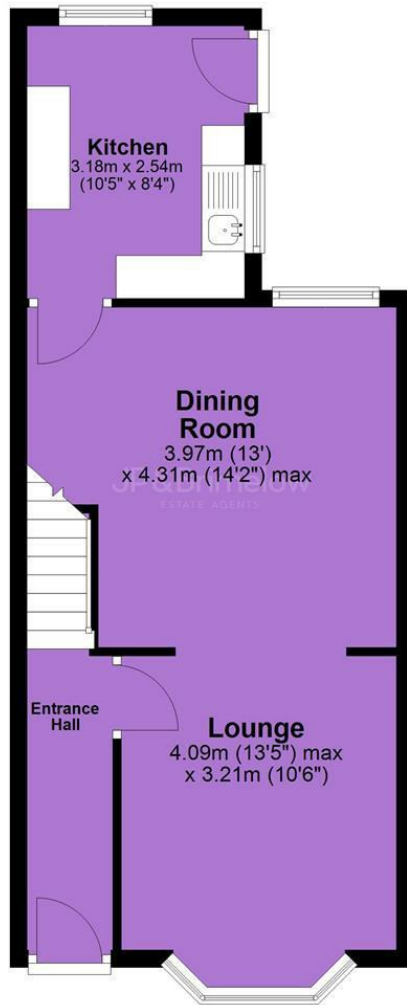
## EPC Chart

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</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 	

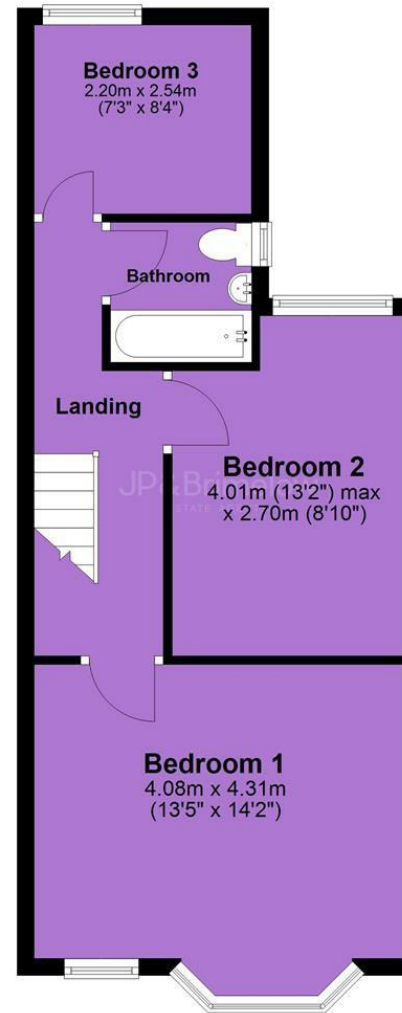


Tenure: **Freehold** Council Tax Band: **A**

## Ground Floor



## First Floor



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