

47 Bilsborrow Road, Fallowfield, Manchester, M14 7TH





4 3 2 B

\*\*\*VIDEO TOUR AVAILABLE\*\*\* A spacious & immaculately presented, FOUR DOUBLE BEDROOM property. Located in Fallowfield just a short drive from Manchester city centre, fantastic 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 just a minutes' walk away.

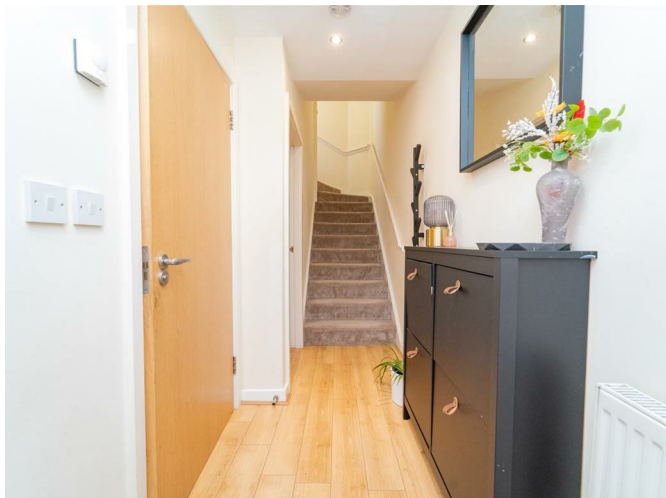
In brief the property consists of; an entrance hall, a W.C, a useful storage cupboard, an open plan lounge/ kitchen/ dining room which has views and access out into the rear garden.

Stair's leading to the first-floor landing reveal a storage cupboard, a large principal bedroom, an additional double bedroom and a 'jack & jill' three-piece en-suite bathroom.

To the second floor there are two further double bedrooms, a white three-piece bathroom suite, and access out onto a generous balcony area.

The property benefits from gas fired central heating, high ceilings, a drive way providing off road parking complete with an EV charge point, and a rear enclosed garden.

£350,000





## EPC Chart

| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            | 82                                                                                                          | 86        |
| (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>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



Tenure: Leasehold Council Tax Band: C

### First Floor



### Ground Floor



### Second Floor



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