

24 Alexandra Avenue, Fallowfield, Manchester, M14 7JS

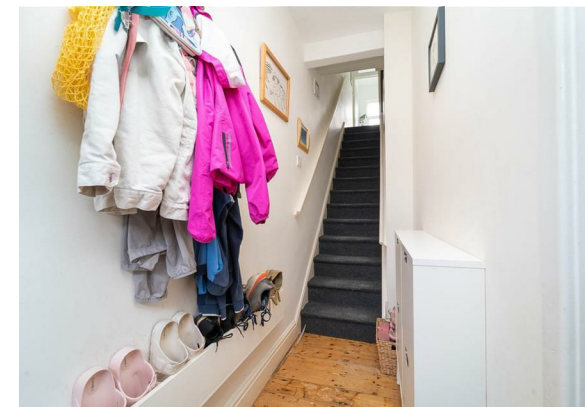


JP & Brimelow
ESTATE AGENTS

Offers In The Region Of £250,000




VIDEO TOUR AVAILABLE An attractive and extended, THREE DOUBLE BEDROOM, mid terrace property. Ideally situated on a quiet cul-de-sac in a popular area of Fallowfield. In a prime location and within close proximity to a wide range of local amenities, Alexandra Park, and a variety of restaurants along Claremont Road. Fantastic transport links are close by giving you direct access into Manchester City centre, Chorlton and further afield. This traditional period property consists of; an entrance hall, a delightful dining area which opens onto the spacious lounge area both benefiting from stripped and varnished floor boards, a fitted kitchen and utility room both complete with decorative tiled flooring, the utility room allows access out into the rear courtyard style garden. Stairs leading to the first-floor landing reveal two good sized double bedrooms, and a white three piece bathroom suite. To the second floor there is an additional double bedroom completing this fantastic property. Other benefits include gas fired central heating, high ceilings, stripped and varnished floor boards, and a rear enclosed courtyard.





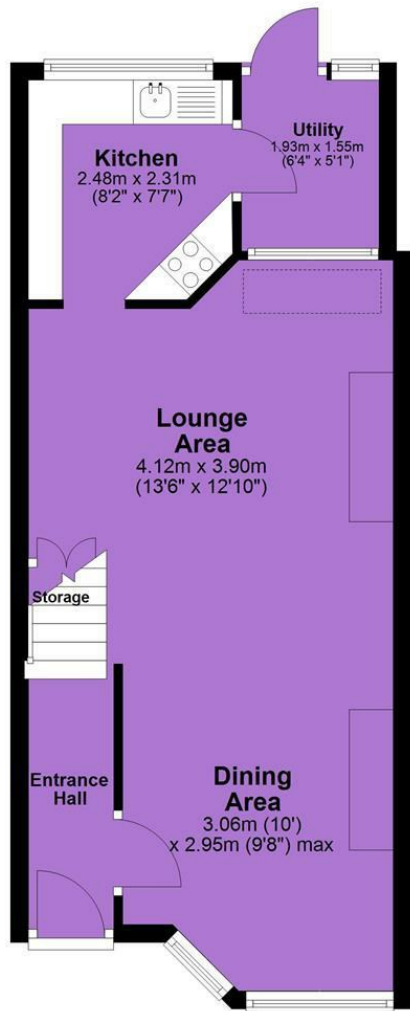
EPC Chart

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			86
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

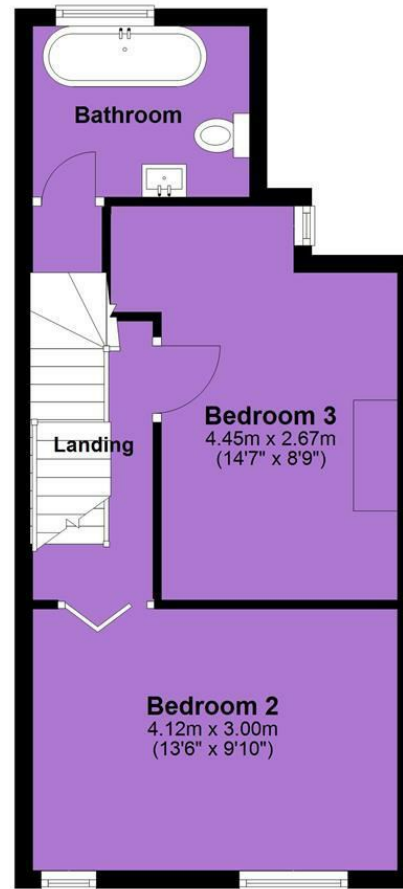


Tenure: **Freehold** Council Tax Band: **A**

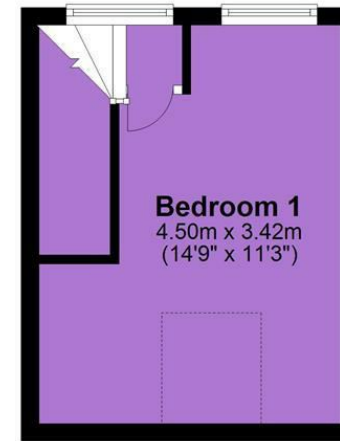
Ground Floor



First Floor



Second Floor



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