

87 Horton Road, Fallowfield, Manchester, M14 7QD



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £240,000

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VIDEO TOUR AVAILABLE A delightful & well-presented, TWO DOUBLE BEDROOM, period mid-terrace property located off Rosendale Road, in Fallowfield. Ideally positioned near the Fallowfield Triangle, which offers cafés, shops, and convenience stores. Just a short drive from Manchester city centre, the property boasts excellent transport links via nearby bus routes, and is close to Alexandra Park, offering various sports activities, Hough End Leisure Centre toward West Didsbury, and Claremont Primary School. In brief the property consists of; an entrance hall, a dining area to the front aspect, a good-sized lounge, and a fitted kitchen which has views and access out into the courtyard style garden. Stairs leading to the first-floor landing reveal two good sized double bedrooms, the principle benefitting from built in wardrobes. A white three-piece bathroom suite completes this fantastic property. Other benefits include gas fired central heating, high ceilings, and a rear enclosed courtyard.





EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

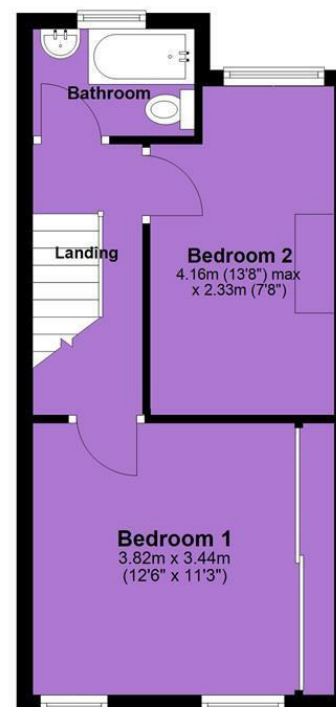


Tenure: **Freehold** Council Tax Band: **A**

Ground Floor



First Floor



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