

13C Brook Road, Fallowfield, Manchester, M14 6UE



JP&Brimelow
ESTATE AGENTS

Offers In The Region Of £240,000

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VIDEO TOUR AVAILABLE A spacious TWO DOUBLE BEDROOM mid-terrace property, positioned on a popular residential Road, off Wilmslow Road in Fallowfield. Close to all amenities in Fallowfield including shops, restaurants and great transport links into Manchester city centre. This well-planned accommodation consists of a porch, an entrance hallway, a fully-fitted kitchen and a spacious lounge with sliding doors leading out into the rear garden. The first floor reveals a landing leading to two double bedrooms and a three-piece bathroom. The property further features a paved drive, providing off-road parking and an enclosed garden to the rear. Internal viewings recommended to appreciate the accommodation of offer. OFFERED WITH NO VENDOR CHAIN.





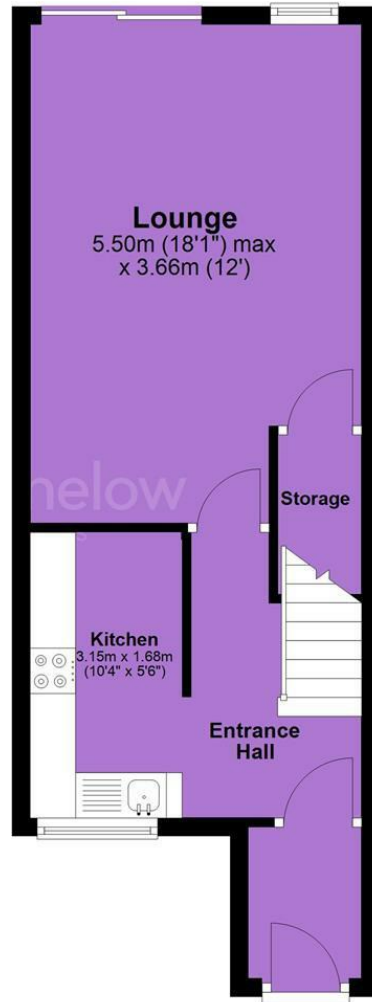
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

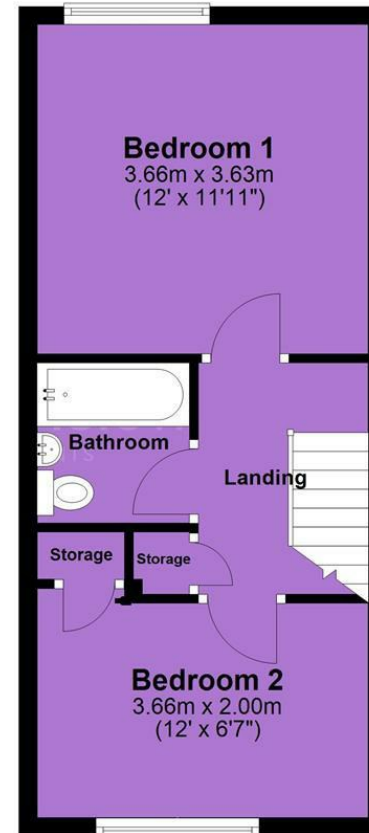


Tenure: **Freehold** Council Tax Band: **B**

Ground Floor



First Floor



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