25 Amherst Road, Fallowfield, Manchester, M14 6UR





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VIDEO TOUR AVAILABLE An attractive and beautifully modernised FOUR-BEDROOM semi-detached period property, located on a highly regarded residential road in Fallowfield. This impressive bay-fronted home offers spacious and versatile accommodation, seamlessly blending period charm with modern living.

Ideally situated within easy reach of a wide range of local amenities, highly regarded schools, universities, hospitals and excellent transport links to Manchester City Centre, this exceptional property offers a rare combination of space, character and convenience.

In brief, the property consists of a porch, a welcoming entrance hall with useful under-stairs storage and a convenient downstairs W.C. A cosy family room benefits from a charming front-facing bay window, while the impressive lounge/dining room seamlessly flows into a fully fitted kitchen. Bi-folding doors open onto the rear garden, and an invaluable utility room completes the ground-floor accommodation.

To the first floor, there are four well-proportioned bedrooms, with the principal bedroom boasting an attractive front-facing bay window. The second bedroom features a modern three-piece en-suite shower room. A stylish four-piece family bathroom suite, and access into the large loft space offering significant storage concludes the first-floor accommodation.

Further highlights include extensive renovations, gas-fired central heating, attractive stained-glass glazing to the front door and a wealth of period charm, including cast-iron fireplaces and high ceilings. Externally, the property offers a front driveway and a large, enclosed, lawned rear garden.

Early viewing is highly recommended to fully appreciate the generous accommodation, period charm and excellent location this beautifully extended family home has to offer.

£650,000







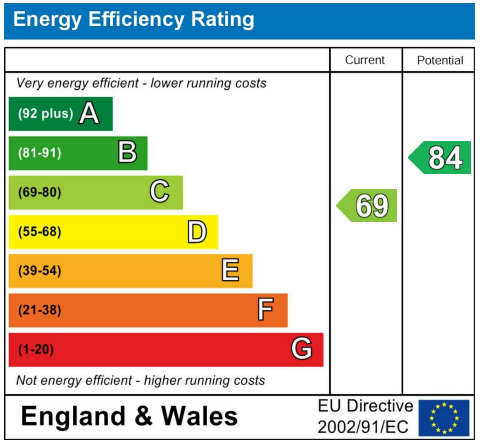








EPC Chart

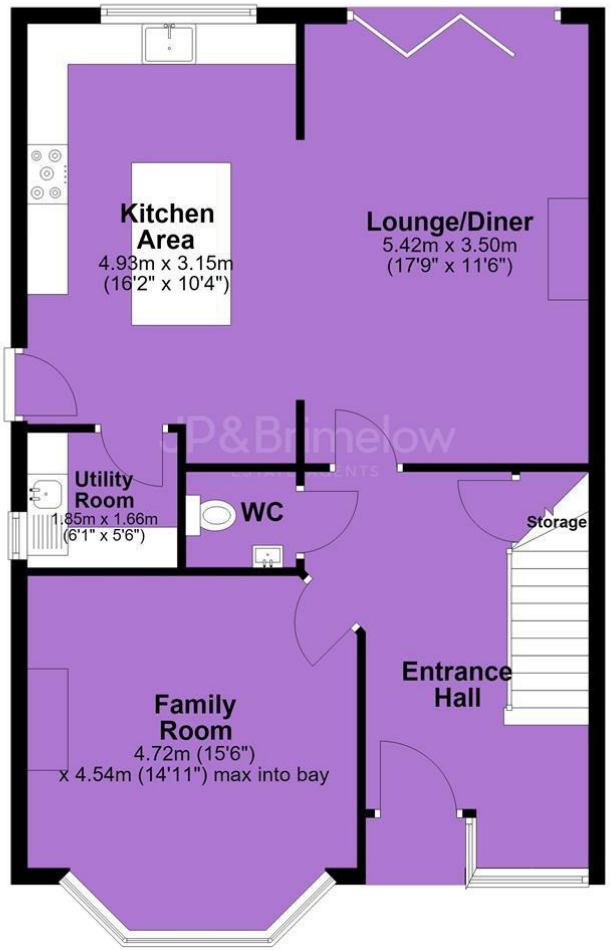




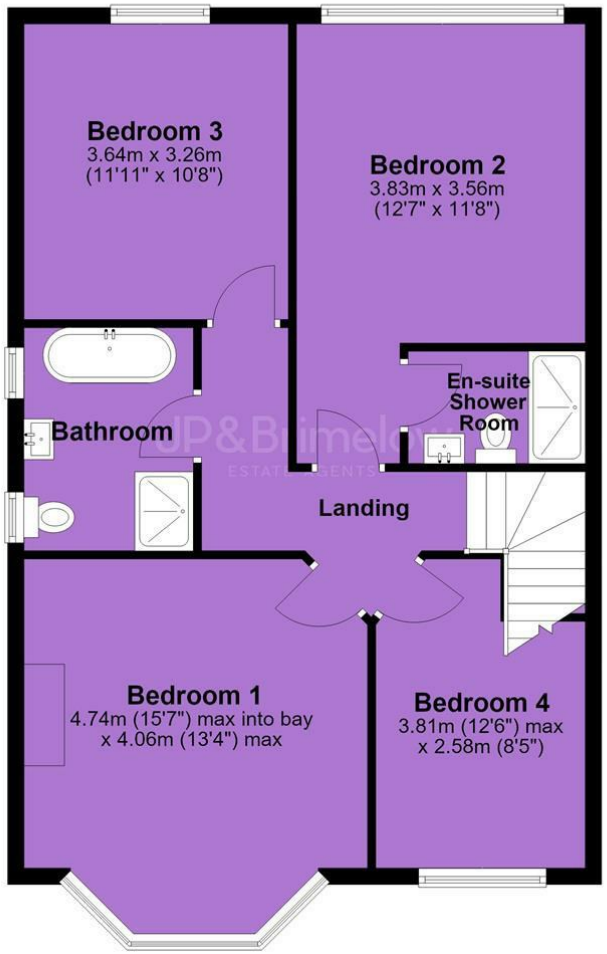


Tenure: **Freehold** Council Tax Band: **C**

Ground Floor



First Floor



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