



*jordan fishwick*

FALLOWFIELD  
Whitebrook Road



# Whitebrook Road, Fallowfield, M14 6EF

£400,000



## The Property

A traditional bay-fronted DETACHED property, located within a highly regarded, popular and quiet residential area, requiring some cosmetic updating and improvement, with large driveway and integral garage to the front and lawned garden to the rear. Comprises briefly: Light and spacious entrance hall, lounge with archway to dining room with patio doors leading to a paved sitting area to the rear, kitchen with bay window overlooking the rear garden and utility room. To the first floor there are three ample bedrooms, shower room and separate wc. Double glazing and gas central heating are both installed. Conveniently located with easy access to the Hospitals, Universities, Manchester City Centre and local schools. NO CHAIN.

## Directions

M14 6EF



- A traditional extended detached property
- Two reception rooms plus kitchen and utility room
- Three good size bedrooms
- Ample off road parking & integral garage
- Large garden to rear with paved sitting area
- Double glazed and gas central heating are both installed
- No chain

**Postcode** - M14 6EF

**EPC Rating** - D

**Floor Area** - 1221.00 sq ft

**Local Authority** - Manchester City Council

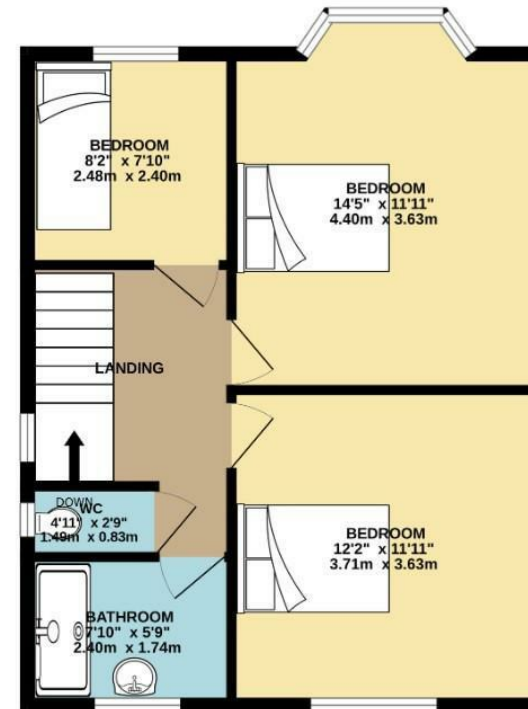
**Council Tax** - D



GROUND FLOOR  
717 sq.ft. (66.6 sq.m.) approx.



1ST FLOOR  
504 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1221 sq.ft. (113.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

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