



jordan fishwick

FALLOWFIELD
Wilbraham Road



Wilbraham Road, Fallowfield, M14 7EW

£315,000



The Property

A spacious and light three bedroom semi detached property, situated on a larger than average plot with extensive Southerly facing garden area to the rear with sitting and separate lawned area. Well located for local amenities, parks, Manchester City Centre and walking distance to Whally Range 11-18 High School and William Hulme's Grammar School. The property comprises briefly: Entrance porch, entrance hall, lounge opening to a large conservatory, separate dining room, fitted kitchen, utility room/rear hall and downstairs wc. To the first floor: Three double bedrooms and family shower room. Gas central heating, double glazing and off road parking complete the impressive specification. VIEWING RECOMMENDED.

Directions

M14 7EW



- Three double bedroom semi detached property
- Lounge, dining room & conservatory
- Large Southerly facing garden to rear
- Gas central heating & double glazing are both installed
- Off road parking for several cars
- Utility area & downstairs wc
- Close to well regarded schools

Postcode - M14 7EW

EPC Rating - C

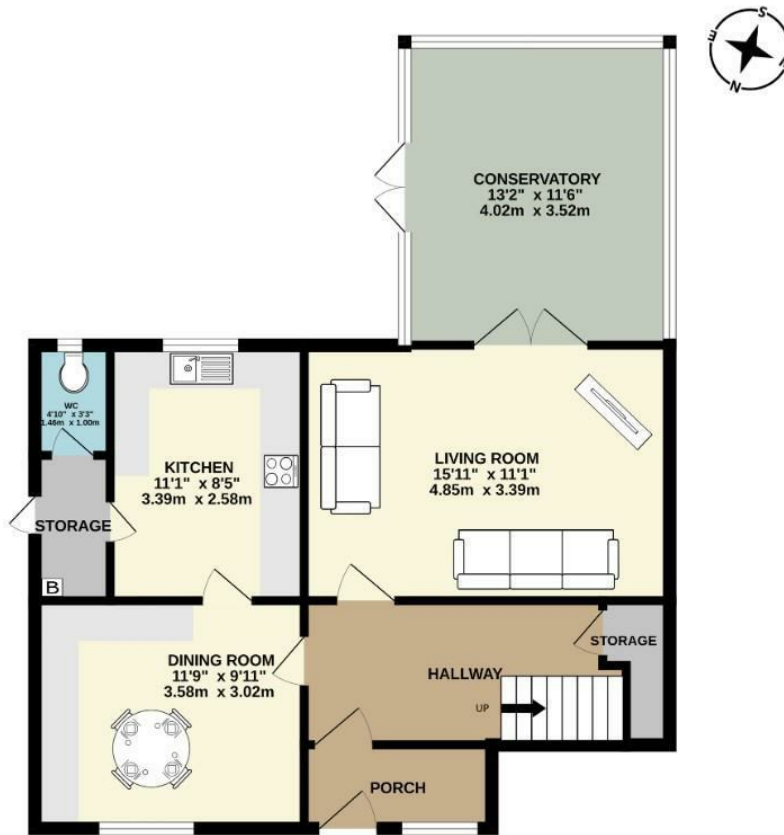
Floor Area - 1202.00 sq ft

Local Authority - Manchester City Council

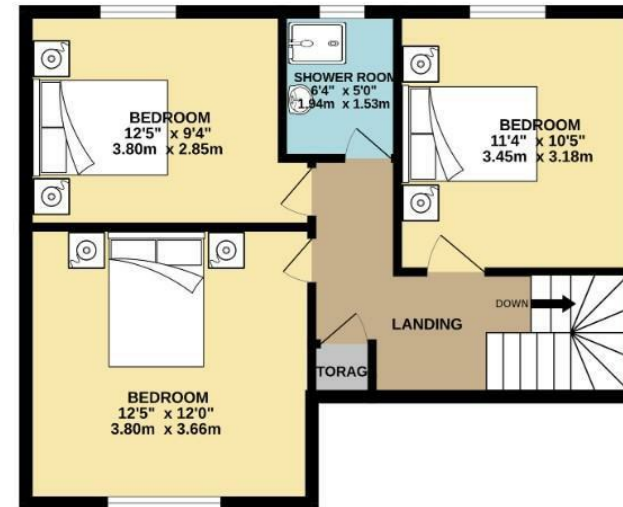
Council Tax - A



GROUND FLOOR
706 sq.ft. (65.6 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1209 sq.ft. (112.3 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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