



*jordan fishwick*

**FALLOWFIELD**  
Mallowdale Avenue



# Mallowdale Avenue, Fallowfield, M14 6GT

£280,000



## The Property

A THREE DOUBLE BEDROOM modern semi detached, providing spacious and light ACCOMMODATION. Positioned on a cornered plot the property benefits from both secure gated OFF ROAD PARKING and enclosed lawned gardens. Ideally placed for all local amenities and situated only a few minutes walk of excellent transport links providing fast access to both the City Centre and airport, this property will prove ideal for a young couple or family. The delightful accommodation briefly comprises: Entrance hallway with French doors to large living room with windows to two aspects, separate dining room, kitchen with door to the rear garden and cloakroom W.C. To the first floor: Landing with airing cupboard, master BEDROOM with en-suite shower room, two further large bedrooms and a family bathroom, large loft with potential to convert. Externally a walled garden with stone path can be seen to the front of the property whilst to the rear there is an enclosed lawned garden. Double glazing and gas central heating with combi boiler are both installed. No chain.

## Directions

M14 6GT



- Three bedroom semi detached
- Master bedroom with en suite shower room
- Lounge & separate dining room
- Secure gated off road parking
- Downstairs wc/cloakroom
- Large loft with potential to convert
- No chain

**Postcode** - M14 6GT

**EPC Rating** - C

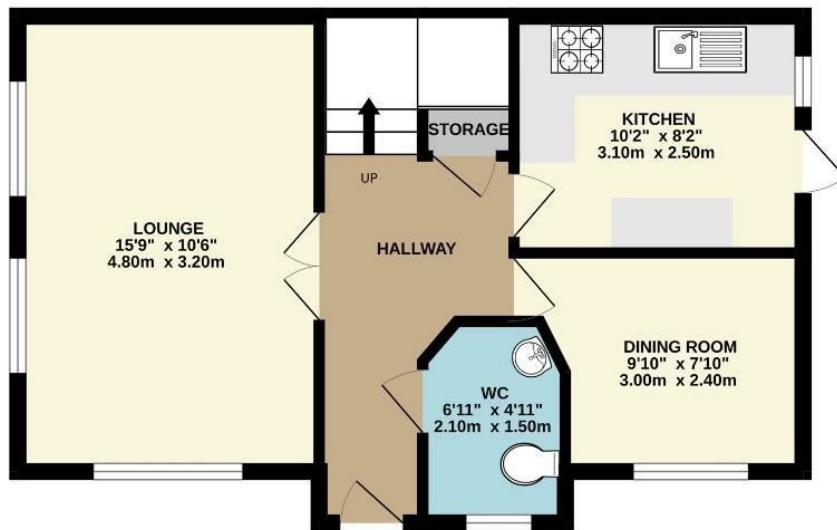
**Floor Area** - 882.00 sq ft

**Local Authority** - Manchester City Council

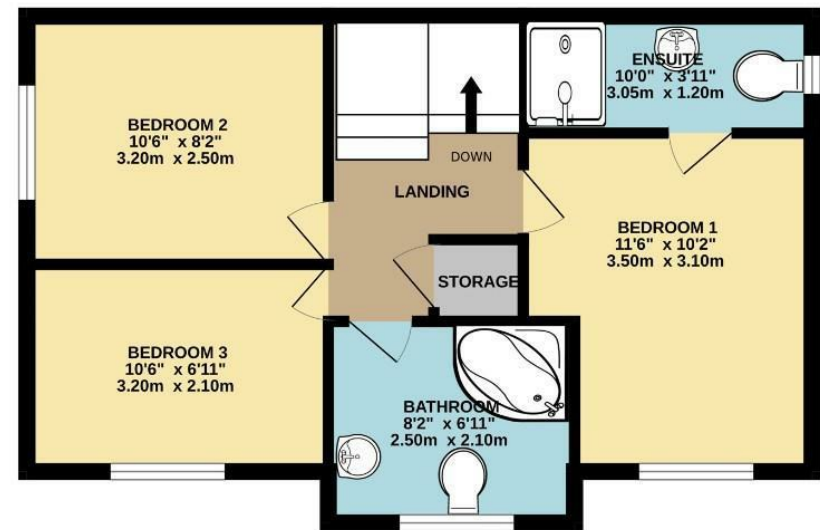
**Council Tax** - D



GROUND FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (81.9 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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