



**GASCOIGNE  
HALMAN**

Barnsfold Avenue, Fallowfield  
**Offers Over  
£385,000.00**

THE AREA'S LEADING ESTATE AGENCY



An immaculately presented and spacious, bay fronted period semi detached property located on a quiet yet desirable road and only moments from local amenities and excellent transport links. Having recently undergone refurbishment and renovation to include a full re-wire in 2023/2024 the property is ready for any buyer to move straight in to. The property also offers huge potential to extend (STPP).

## Property details

- A Stunning and Well-Presented Period Semi Detached Property
- Undergone Major Renovation and Refurbishment by the Current Owner
- Bay Fronted Living Room, Large Dining Room and Modern Fitted Kitchen
- Three Good Sized Double Bedrooms and a Stylish Three-Piece Bathroom Suite
- Off Road Parking and a Landscaped, Private Westerly Facing Garden
- Close to Local Amenities and Excellent Transport Links



## About this property

Internally the property comprises: welcoming entrance hallway, bay fronted living room with an abundance of natural light and large Victorian style double glazed windows. The living room opens out through sliding doors to the rear dining room. A recently refitted modern kitchen with useful under stairs storage. The whole ground floor benefits from attractive wooden flooring.

To the first floor there are three good sized double bedrooms, the primary bedroom benefits from a bay fronted window. A stylish refitted three-piece bathroom suites, serves all three bedrooms.

Externally to the front there is off road parking, a secure gate provides access to the landscaped and private Westerly facing rear garden.

Situated on the border of Withington and Fallowfield the house is very conveniently located for commuting into the city centre, and particularly well situated for ease of access to both University and Hospital complexes at Christie's and Manchester Royal Infirmary. There are many buses routed along Wilmslow Road travelling directly into Manchester and nearby Princess Road again offers direct routes to the city centre and the national motorway network. The centre of Fallowfield caters for everyday shopping requirements and there is a wide range of cafes, bars, pubs and restaurants for all tastes. Schools and recreational facilities in the area are good.









## DIRECTIONS

M14 6FJ

## COUNCIL TAX BAND

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## TENURE

Freehold

## SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

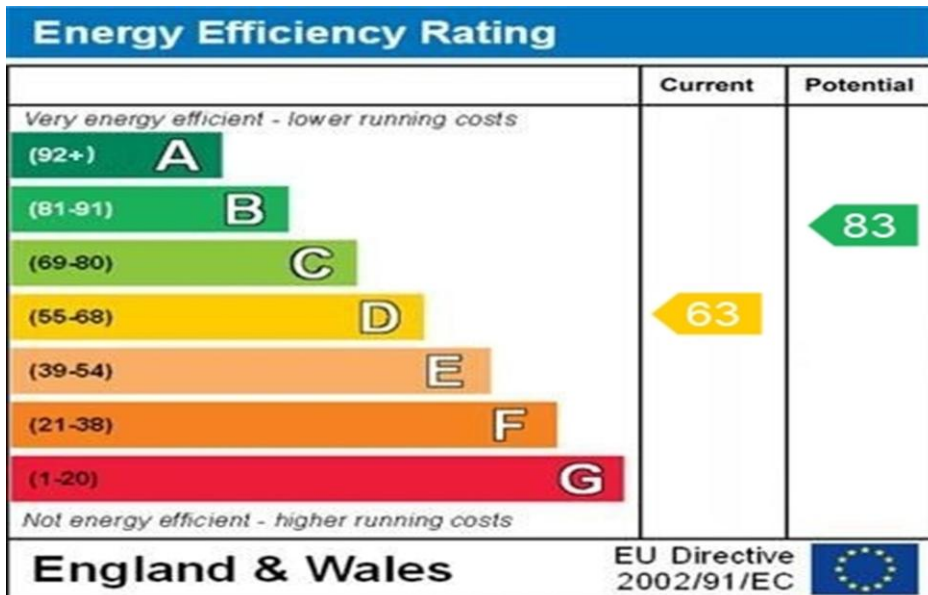
## LOCAL AUTHORITY

Manchester City Council

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING



WWW.EPC4U.COM

## PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

## PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

## PRIMARY SOURCE OF ELECTRICITY

Mains Supply

## PRIMARY SOURCE OF WATER

Mains Supply

## BROADBAND CONNECTION

Fibre to the premises

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

## SOURCES OF FLOODING

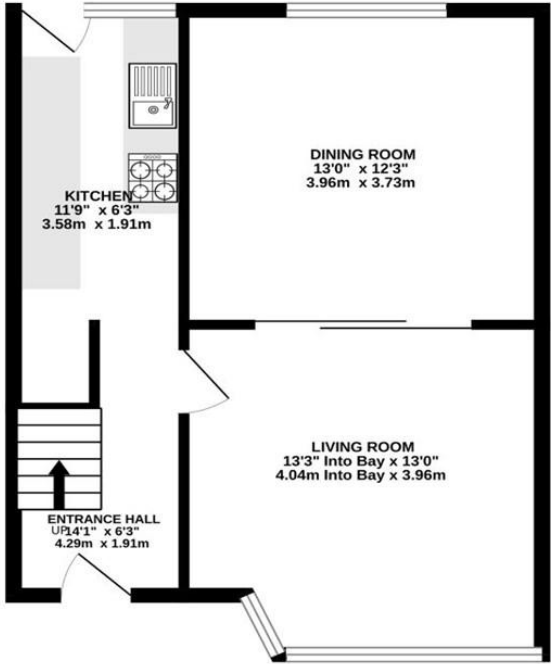
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

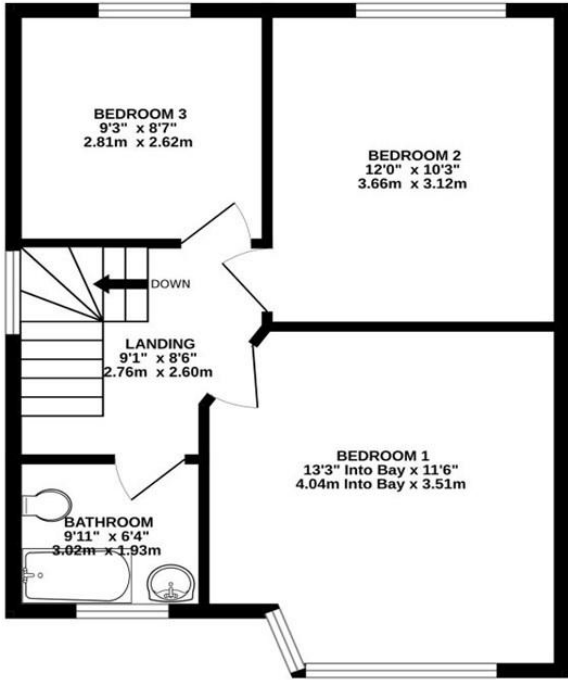
No

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GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 988 sq.ft. (91.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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