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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.

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TOTAL FLOOR AREA : 748 sq.ft. (69.5 sq.m.) approx.

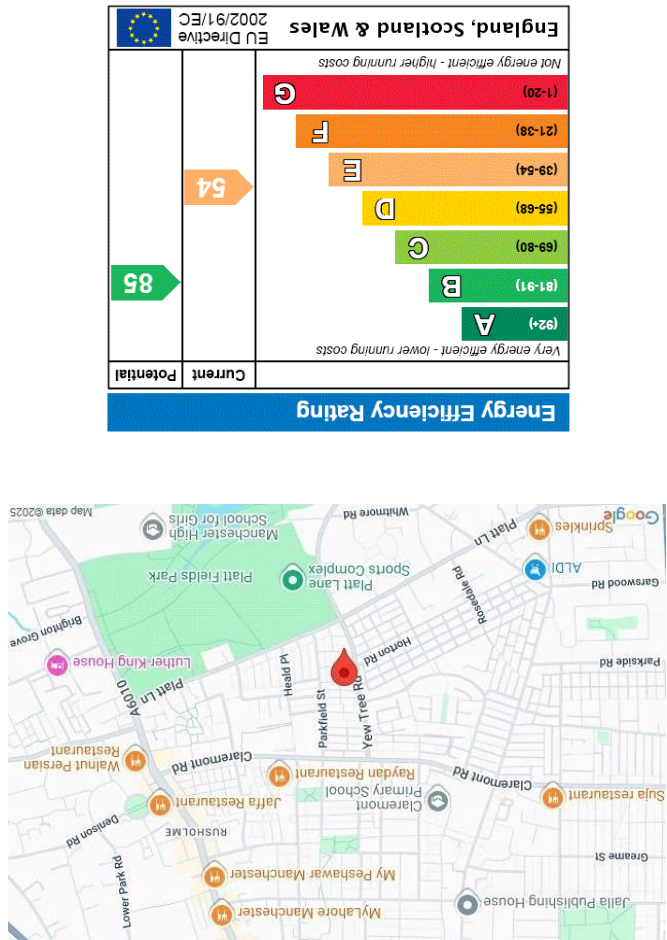
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PHILIP JAMES
KENNEDY

15 WORTHING STREET
FALLOWFIELD, M14 7PR



ASKING PRICE £210,000

A WELL-PRESENTED two-bedroom mid-terrace property with VERSATILE ACCOMMODATION across two floors offering an EXCELLENT OPPORTUNITY FOR FIRST-TIME BUYERS OR INVESTORS. Situated just off Yew Tree Road, the property benefits from superb transport links, proximity to Platt Fields Park, and easy access to Manchester city Centre, the M60, and M56 motorways. Offered for sale with NO ONWARD CHAIN. 748 Sq.Ft

The accommodation begins with a welcoming entrance hallway, leading into a spacious lounge with direct access to the kitchen. A second front reception room provides additional flexibility and is currently utilised as a bedroom but could equally suit as a dining room, study, or playroom. The kitchen is fitted with a range of units and gives access to a ground-floor shower room and the rear yard.

To the first floor, the property offers two double bedrooms, complemented by a family bathroom with a three-piece suite.

Externally, there is a low-maintenance rear yard with gated access to the alleyway, providing a practical outdoor space.

Leasehold / 998 Years From December 1908
Ground Rent / £1.33 per annum
Approx. 748 Sq.Ft
Council Tax Band: A

"Two-Bedroom Mid-Terrace - Ideal First-Time Buy or Investment"

