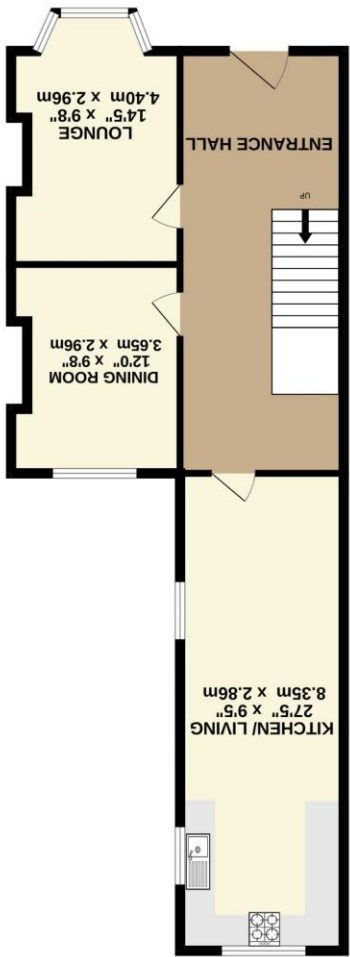


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 operability or efficiency can be given. Made with Metropix ©2020

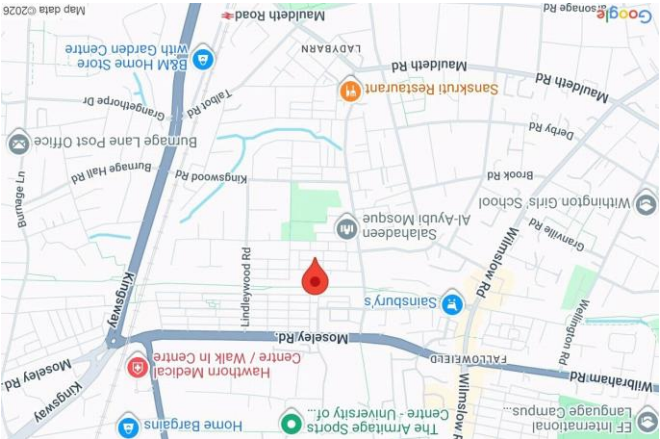


GROUND FLOOR
724 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C		
81-91	B		
92+	A		
		66 D	
			83 B



679-681 Wilmslow Road, Didsbury, Manchester, M20 6RA

0161 448 1234 | didsbury@philipjames.co.uk

www.philipjames.co.uk



PHILIP JAMES
KENNEDY

35 FILEY ROAD
FALLOWFIELD, M14 6GG



ASKING PRICE £375,000

A WELL-PROPORTIONED period terrace, IN NEED OF FULL RENOVATION AND MODERNISATION, with FANTASTIC POTENTIAL to create a wonderful home. IDEALLY POSITIONED in PRIME FALLOWFIELD LOCATION. OFFERED FOR SALE WITH NO ONWARD CHAIN. Approx 1,315 Sq.Ft

The accommodation consists of an entrance hallway with access through to the front living room, which has a large bay window. To the rear of the property is the generous dining room with ample space for a table and chairs, providing an ideal space for entertaining. Incorporated into the dining room is the kitchen, with wall and base units and a door leading out to the private courtyard.

Stairs rise to the first floor, revealing three well-proportioned double bedrooms, which each have ample space for fitted or freestanding furniture.

The property is served by two contemporary shower rooms.

The property is approached via an area of garden frontage, which is enclosed with a dwarf wall to the front. To the rear of the property is a private walled courtyard.

Please note - All services/appliances have not and will not be tested.

Lounge - 4.40m x 2.96m
Dining Room - 3.65m x 2.96m
Kitchen- 8.35m x 2.86m

Bedroom 1 - 3.17m x 2.86m
Bedroom 2 - 3.61m x 3.11m
Bedroom 3 - 5.97 x 3.60m
Bthroom - 1.81m x 1.27m

Freehold
Council Tax Band: B
Approx. 1,315 Sq Ft

*"Period Terrace In Need
Of Full Refurbishment"*

