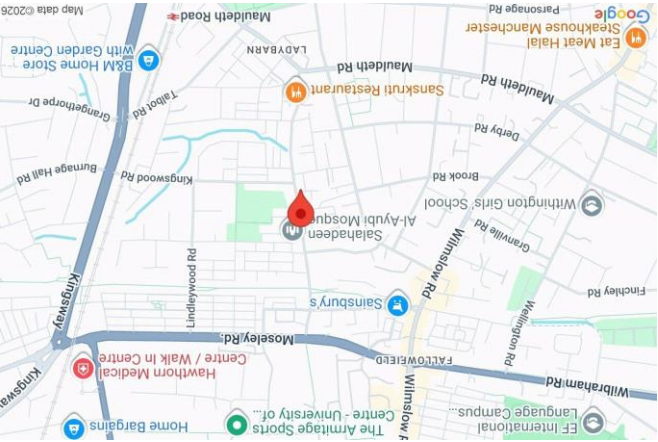
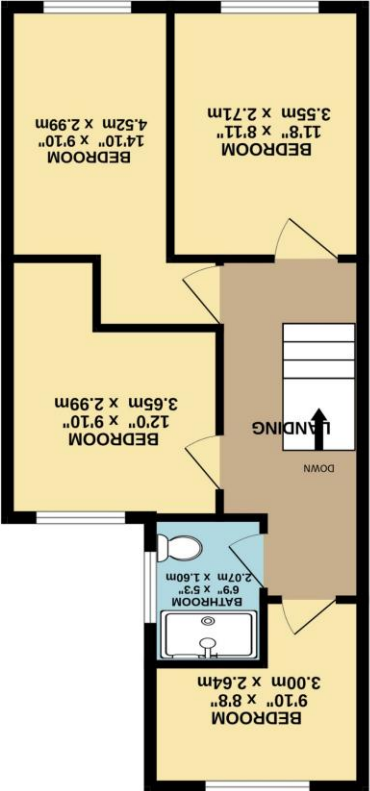


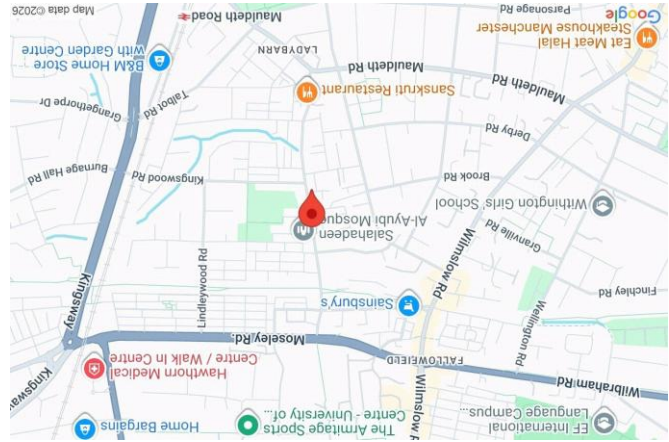
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any 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 ©2025



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	62 D	
69-80	C		
81-91	B		
92+	A		85 B



PHILIP JAMES
KENNEDY

116 LADYBARN LANE
MANCHESTER, GREATER MANCHESTER, M14 6YH



ASKING PRICE £275,000

A WELL-PROPORTIONED mid 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 1,077 Sq.Ft

The accommodation consists of an entrance hallway with access through to the front living room, which has a large picture 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.

To the rear of the property is the kitchen, with wall and base units and a door leading out to the private courtyard.

The ground floor also benefits from a shower room.

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

The property is served by a contemporary bath room.

To the rear of the property is a private walled courtyard.

All services/appliances have not and will not be tested.

Kitchen - 5.30m X 3.00m
Dining Room - 3.52m X 2.67m
Living Room - 4.62m X 2.67m

Bedroom 1 - 3.00m X 2.64m
Bedroom 2 - 3.65m X 2.99m
Bedroom 3 - 4.52m X 2.99m
Bedroom 4 - 3.55m X 2.71m
Bathroom - 2.07m X 1.60m

Freehold
Council Tax Band: B
Approx. 1,077 Sq Ft

*"Mid Terrace With An
Abundance Of
Opportunity"*

