

25 Amherst Road, Fallowfield, Manchester, M14 6UR



JP&Brimelow
ESTATE AGENTS



4 2 2 C

VIDEO TOUR AVAILABLE An attractive and beautifully modernised FOUR-BEDROOM semi-detached period property, located on a highly regarded residential road in Fallowfield. This impressive bay-fronted home offers spacious and versatile accommodation, seamlessly blending period charm with modern living.

Ideally situated within easy reach of a wide range of local amenities, highly regarded schools, universities, hospitals and excellent transport links to Manchester City Centre, this exceptional property offers a rare combination of space, character and convenience.

In brief, the property consists of a porch, a welcoming entrance hall with useful under-stairs storage and a convenient downstairs W.C. A cosy family room benefits from a charming front-facing bay window, while the impressive lounge/dining room seamlessly flows into a fully fitted kitchen. Bi-folding doors open onto the rear garden, and an invaluable utility room completes the ground-floor accommodation.

To the first floor, there are four well-proportioned bedrooms, with the principal bedroom boasting an attractive front-facing bay window. The second bedroom features a modern three-piece en-suite shower room. A stylish four-piece family bathroom suite, and access into the large loft space offering significant storage concludes the first-floor accommodation.

Further highlights include extensive renovations, gas-fired central heating, attractive stained-glass glazing to the front door and a wealth of period charm, including cast-iron fireplaces and high ceilings. Externally, the property offers a front driveway and a large, enclosed, lawned rear garden.

Early viewing is highly recommended to fully appreciate the generous accommodation, period charm and excellent location this beautifully extended family home has to offer.

£650,000





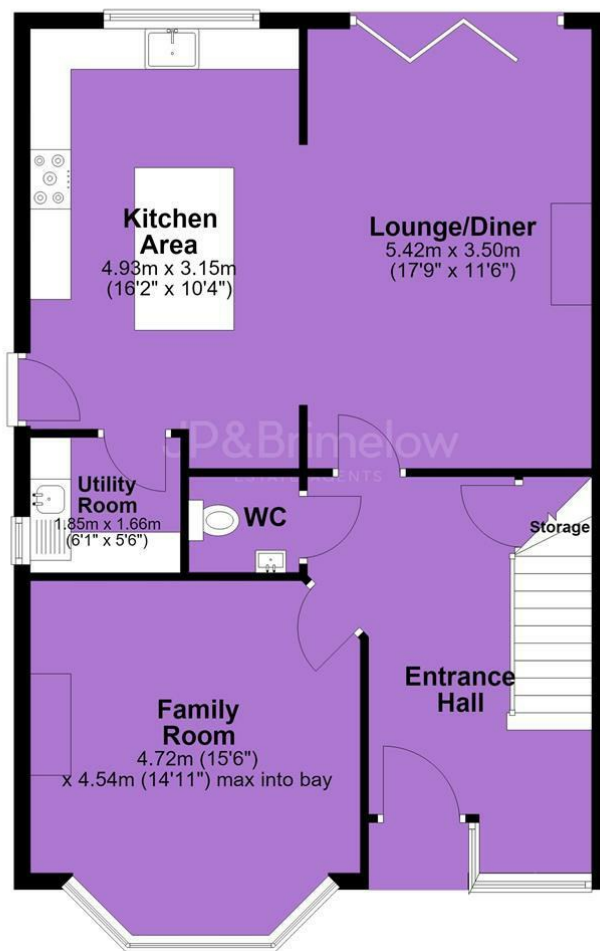
EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

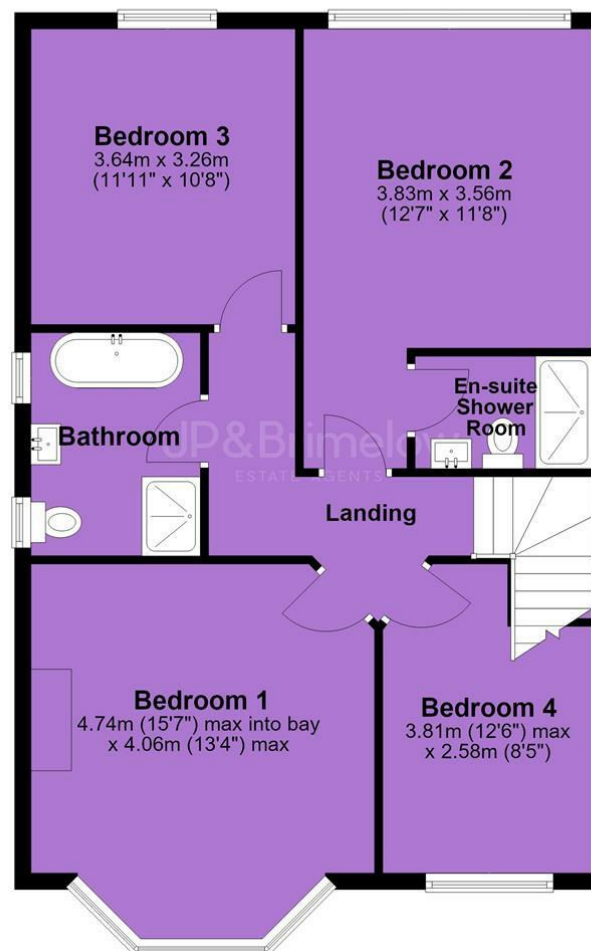


Tenure: Freehold Council Tax Band: C

Ground Floor



First Floor



JP & Brimelow Estate Agents Ltd
430 Barlow Moor Road, Manchester, M21 8AD
Tel: 0161 8822233
E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

jpandbrimelowestateagents

@jpandbrimelow

