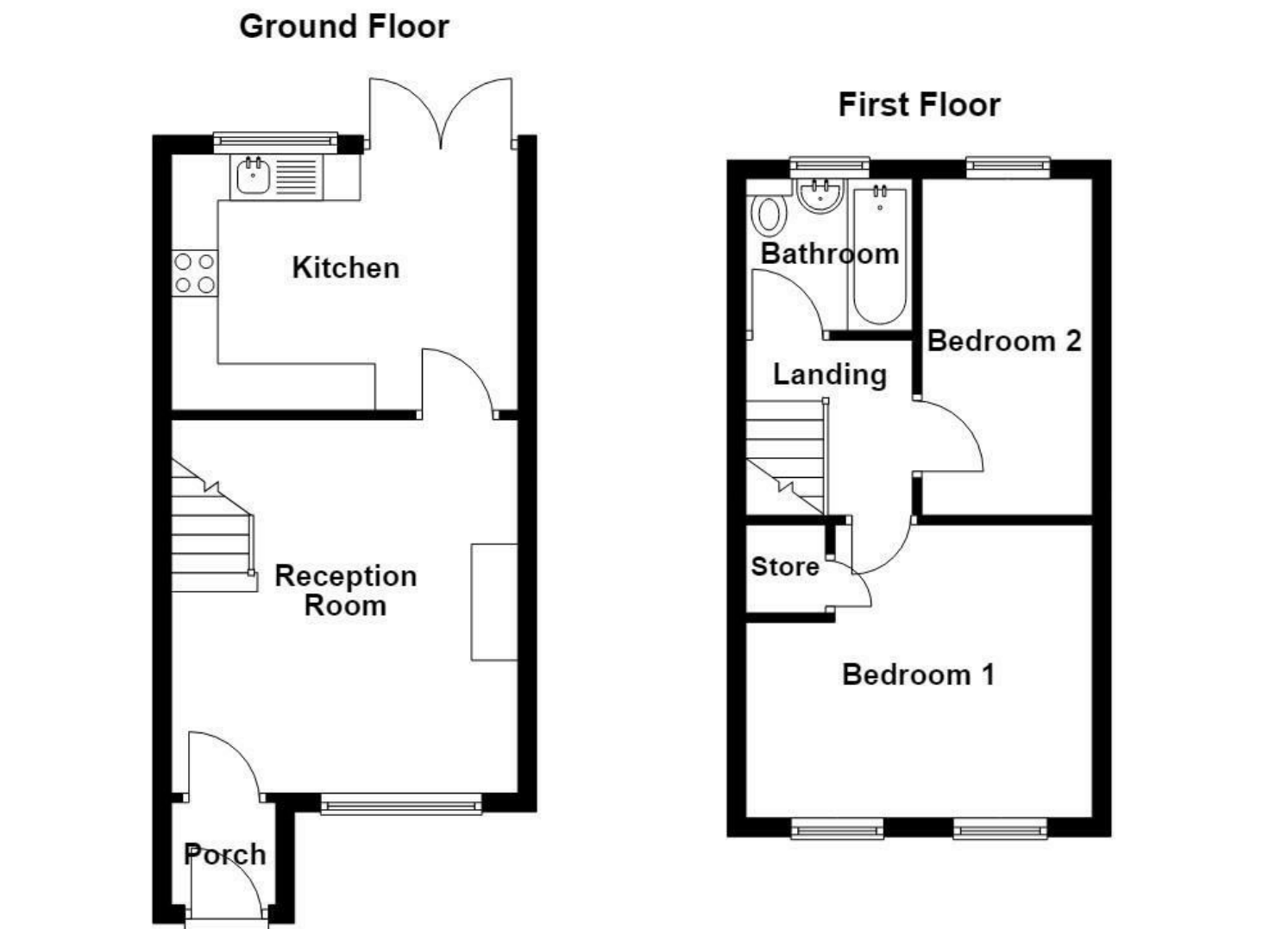




Fellbrigg Close, Manchester, M18 7QU

Offers Over £200,000

Welcome to this charming end-terraced home located on Fellbrigg Close in Manchester. This delightful property offers a comfortable living space of 560 square feet, making it an ideal choice for first-time buyers or those seeking a cosy residence.

Upon entering, you will find a welcoming reception room that provides a perfect setting for relaxation or entertaining guests. The ground floor also features a well-appointed kitchen, which is both functional and inviting, allowing for enjoyable meal preparation and family gatherings.

As you ascend to the upper floor, you will discover two generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The bathroom is conveniently located nearby, ensuring easy access for all occupants.

One of the standout features of this property is the private street car park, providing secure and convenient parking for your vehicle. The location on Fellbrigg Close offers a sense of community while being within easy reach of local amenities and transport links, making it a practical choice for modern living.

This end-terraced home presents an excellent opportunity to own a property in a desirable area of Manchester. With its appealing layout and convenient features, it is sure to attract interest. Do not miss the chance to make this lovely house your new home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Two Bedroom End Terraced Home
 - Two Generous Bedrooms
 - Private Residents' Car Park Available
 - Tenure - Freehold
- Spacious Reception Room
 - Ideal First Time Buy
 - EPC Rating - TBC
- Fitted Kitchen
 - Popular Manchester Location
 - Council Tax Band - A

Ground Floor

Porch
3'8 x 3'7 (1.12m x 1.09m)

Reception Room
13'2 x 12'3 (4.01m x 3.73m)

Kitchen
12'3 x 9'1 (3.73m x 2.77m)

First Floor

Landing
6'1 x 6'1 (1.85m x 1.85m)

Bedroom One
12'3 x 10'4 (3.73m x 3.15m)

Bedroom Two
12 x 6'1 (3.66m x 1.85m)

Bathroom
6'1 x 5'4 (1.85m x 1.63m)

External

Front
Laid to lawn garden, path to entrance.

Rear
Paving area, enclosed laid to lawn garden.



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