



Delacourt Road
Fallowfield
M14 6BX

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

6 Delacourt Road
Fallowfield
Manchester
M14 6BX



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Offers Over £365,000

A WELL PRESENTED EXTENDED THREE BEDROOM BAY FRONTED SEMI-DETACHED PROPERTY Offering spacious accommodation of approx 858 sq ft, suitable for a variety of purchasers. Two separate reception rooms plus extended breakfast kitchen. Three well proportioned bedrooms. Well appointed shower room/WC. Good sized enclosed rear garden. Offering potential to further extend (subject to any necessary consents required). Situated in a most convenient location within easy reach of Withington Village and Manchester City Centre. Excellent range of local primary and secondary school options close by. Must be viewed to be appreciated. Freehold.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Radiator. Understairs cupboard off where there is plumbing for a washer.

Lounge

With a double glazed bay window to the front. Radiator. Gas fire set within a feature fireplace. Radiator.

Dining Room

With double glazed sliding patio doors out to the rear garden. Radiator. Vinyl flooring. Fitted gas fire set within a feature surround.

Breakfast Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit. Double glazed windows to side and rear elevations. Exit door to the rear garden. Space for a freestanding cooker and fridge/freezer. Radiator.

TO THE FIRST FLOOR

Landing

With a double glazed window to the side on the stairs. Loft access point.

Bedroom (1)

With a double glazed bay window to the front. Radiator. Range of fitted wardrobes.

Bedroom (2)

With a double glazed window to the rear. Radiator. Range of fitted wardrobes.

Bedroom (3)

With a double glazed window to the rear. Radiator. Vinyl flooring.

Shower Room/WC

With a walk-in shower enclosure, Vanity wash hand basin and low level WC. Chrome ladder radiator. Double glazed window to the front. Cupboard off where the 'vaillant' combination gas central heating boiler is located.

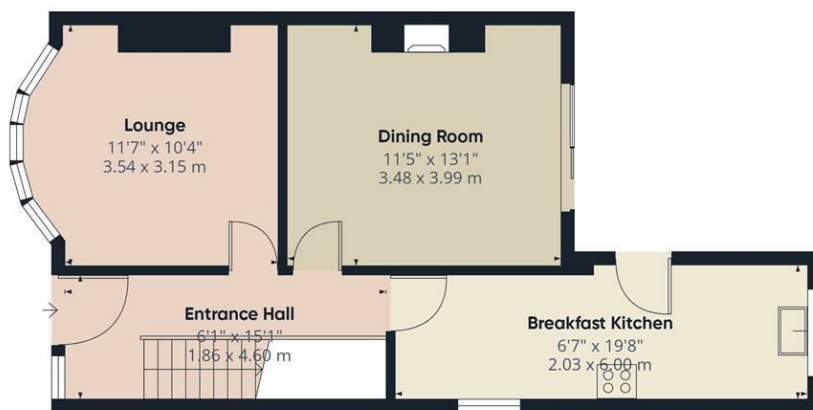
Outside

To the front is an off road parking facility on a gated driveway. To the rear is an enclosed garden with patio and lawned areas.

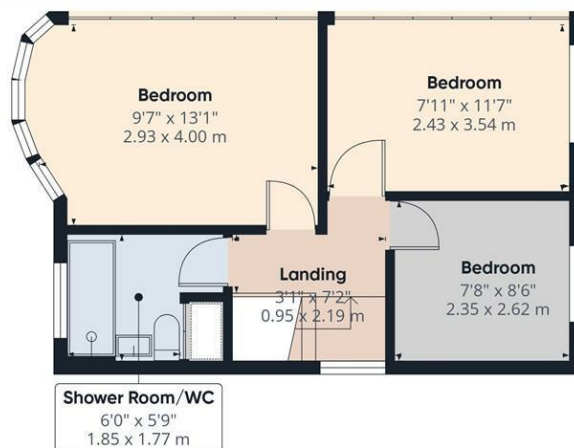


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Ground Floor



Floor 1

Approximate total area⁽¹⁾
858 ft²
79.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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	

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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