



PETER
ANTHONY
EST 1986

Sherwood Avenue, Fallowfield,
Manchester, M14 6EA

Asking Price: £370,000

Fantastic Property
Three Bedrooms
Two Reception Rooms
1030 sq ft Of Living Space
Freehold
Off Road Parking
Large Rear Garden
Viewing Advised



Situated in a highly sought-after location, this freehold semi-detached property presents a fantastic opportunity for those seeking a spacious family home with great potential. Boasting 3 bedrooms and 2 reception rooms, this charming residence spans 1,030 sq ft and offers a bright and homely interior.

The well-maintained garden provides the perfect space for outdoor gatherings and relaxation, while off-street parking adds convenience. Located in a tranquil neighbourhood, this property offers easy access to local amenities, schools, and transport links.

Don't miss the chance to make this inviting property your own. Contact us today to arrange a viewing and discover the charm of this delightful home.

Ground Floor

Porch:

6'11" x 2'4" (2.1m x 0.7m):

uPVC double glazed windows and doors to front elevation, carpet and ceiling light point.

Entrance Hall:

Stained glass window and wooden door leading to porch. laminate flooring, ceiling light point and radiator.

Living Room:

12'11" x 11'9" (3.94m x 3.58m):

uPVC double glazed bay fronted window to front elevation, laminate flooring, ceiling light point and radiator.

Dining Room:

13'10" x 11'9" (4.22m x 3.58m):

uPVC double glazed window to rear elevation, ceiling light point, laminate flooring and radiator.

Kitchen:

20'10" x 6'8" (6.35m x 2.03m):

uPVC double glazed windows to side and rear elevation, uPVC double glazed door to side elevation, laminate flooring, radiator, ceiling light point, a range of white high gloss base and wall units with quartz work-surface, four ring gas hob, integrated electric oven and extractor hood.

WC:

5'7" x 2'4" (1.7m x 0.7m):

uPVC double glazed window to side elevation, laminate flooring, ceiling light point, tiled walls, low level wc and corner hand wash basin.

First Floor

Bedroom One:

14' x 10'7" (4.27m x 3.23m):

uPVC double glazed window to rear elevation, carpet, radiator, ceiling light point, radiator and fitted wardrobe.

Bedroom Two:

12'11" x 11'10" (3.94m x 3.6m):

uPVC double glazed bay fronted window to front elevation, carpet, radiator, ceiling light point and fitted wardrobes.

Bedroom Three:

9'11" x 7'11" (3.02m x 2.41m):

uPVC double glazed window to rear elevation, carpet, radiator, ceiling light point and fitted units.

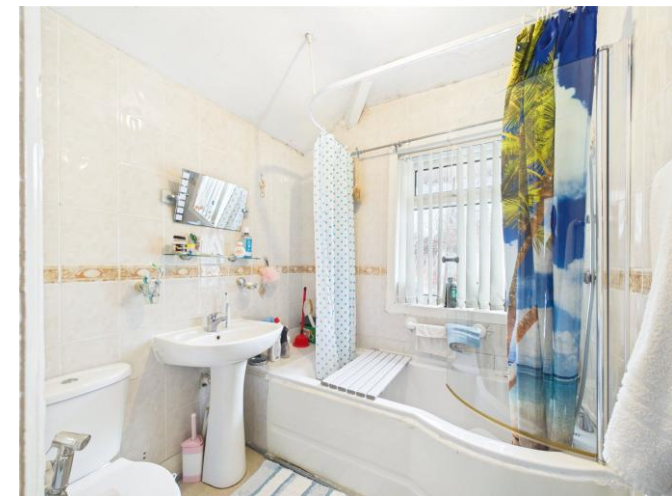
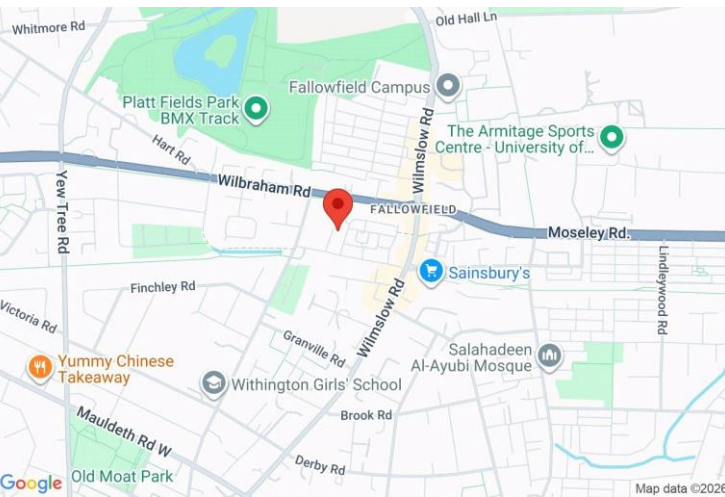
Bathroom:

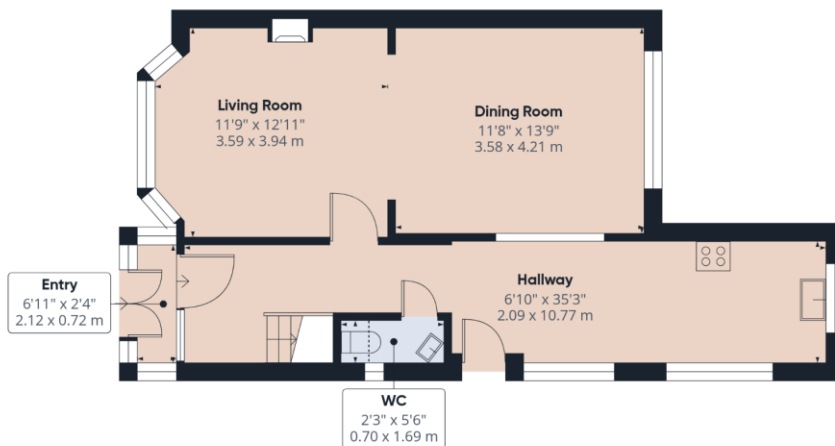
8'2" x 6'9" (2.5m x 2.06m):

uPVC double glazed window to front elevation, vinyl flooring, tiled walls, ceiling light point, chrome heated towel rail, low level wc, pedestal hand wash basin, P-shaped bath with shower off taps and shower screen.

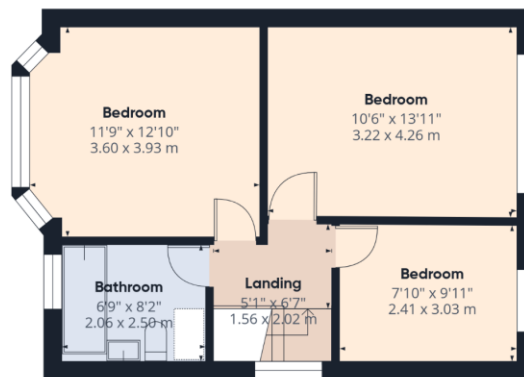
Externally:

Gated entrance to front with brick paved driveway with space for at least two cars, enclosed rear garden with large grass lawn.





Ground Floor



Floor 1



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Approximate total area^m

1030 ft²
95.5 m²

Reduced headroom

3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Manchester City Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements