



## 9 Berry Brow , Manchester, M40 1QR

**Offers Over £210,000**



**\*\*TWO/THREE BEDROOMS\*\* \*\*OFF ROAD PARKING\*\* \*\*GREAT LOCATION\*\* \*\*VIEWING RECOMMENDED\*\* \*\*CLOSE TO BROOKDALE PARK\*\***

Cousins Estate Agents are delighted to bring to the sales market this two/three bedroom period terraced property in Newton Heath. The property is well presented throughout and in brief comprises of an open plan lounge/diner and kitchen to the ground floor and two double bedrooms and the four piece family bathroom to the first floor. There is also access to the loft space, which provides additional accommodation or a home office.

To the rear of the property is a hard standing providing off road parking for a smaller car and a large garden area accessed from the rear lane. The garden is a great space though in need of some development. There is also a smaller yard providing a small outdoor area from the patio doors from the dining room.

Viewing is strongly recommended to appreciate the level of accommodation available at the property! Call today to arrange your viewing!



Entrance Vestibule 3'0" x 3'7" (0.939 x 1.093)

Lounge/Diner 14'9" x 27'1" (4.510 x 8.279)

Kitchen 7'7" x 13'8" (2.322 x 4.179)

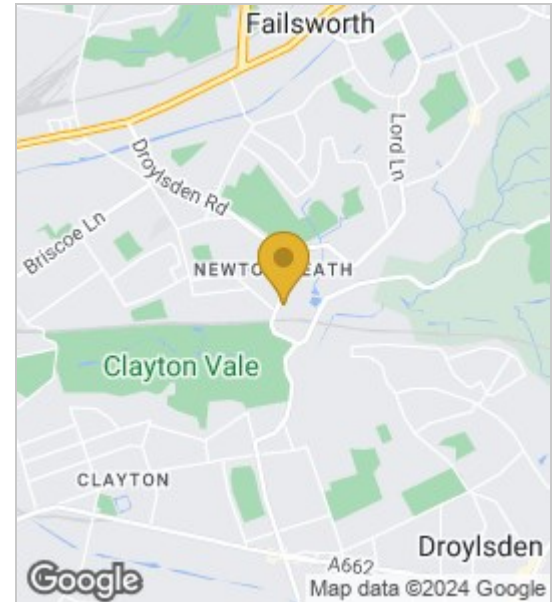
Bedroom One 14'6" x 12'1" (4.436 x 3.685)

Bedroom Two 9'7" x 14'5" (2.945 x 4.418)

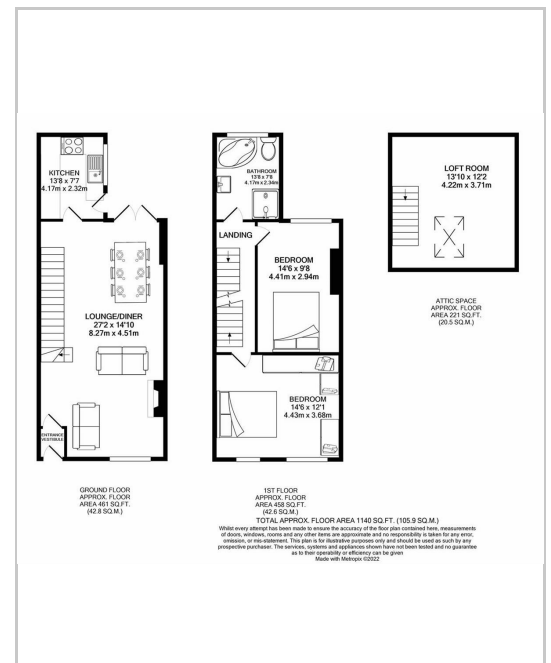
Bathroom 7'8" x 9'9" (2.341 x 2.988)

Loft Space 13'10" x 12'2" (4.229 x 3.716 )

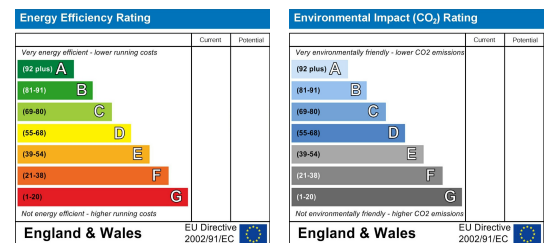
## Area Map



## Floor Plans



## Energy Efficiency Graph



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