



*jordanfishwick*

Brooks Road  
Manchester



# Brooks Road Manchester M16 9QR

£1,950 Per Calendar Month



## The Property

\*\*\*\* AVAILABLE AUGUST \*\*\*\* We are super excited to offer this most attractive and very well presented 3 bedroom property. The property would be ideal for a couple or family. Located a short distance from Chorlton centre, excellent schools with easy access to all amenities and the Metro. Comprises briefly: entrance hall, WC, large open plan lounge, dining room and kitchen. To the first floor there are three good sized bedrooms and a large modern family bathroom with a four piece suite. Gas central heating and double glazing are installed aswell as underfloor heating. There is off road parking to the front of the property and to the rear a large private garden with decked area. Offered in excellent stylish decorative order and furnished throughout. Viewing of this fine home is highly recommended.

\*\*\*\*\* To arrange a viewing please call 0161 393 7539 \*\*\*\*\*

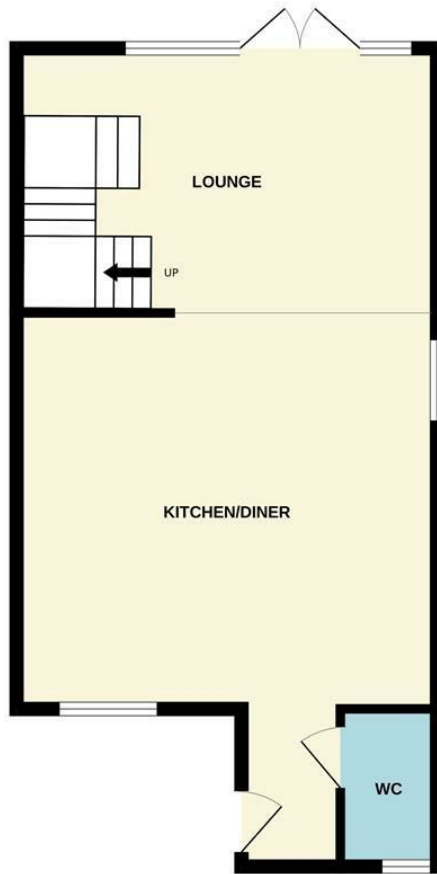
## Directions

- Council Tax Band C - EPC D
- Stylishly presented 3 Bedroom property with off road parking
- Underfloor heating & Boiling water tap
- Furnished to a high standard throughout
- Close to Chorlton Centre
- Catchment for Outstanding schools
- Available July

Postcode - M16 9QR  
EPC Rating - D  
Floor Area - sq ft  
Local Authority - Trafford  
Council Tax - C



GROUND FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 888 sq.ft. (82.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Offices at: Offices at Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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