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23 BRIGHTWATER CLOSE  
Manchester, M45 8SE  
£200,000

# 23 BRIGHTWATER CLOSE

## Property at a glance

- MODERN MEWS PROPERTY
- TWO DOUBLE BEDROOMS
- IDEAL FIRST TIME BUY
- LOUNGE & BREAKFAST/KITCHEN
- GARDEN TO THE REAR
- OFF ROAD PARKING

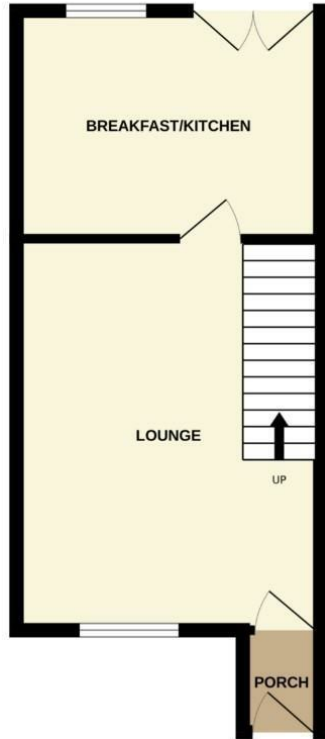
Nestled in the sought-after Victoria Park estate in Whitefield, Manchester, this charming two-bedroom mid mews property on Brightwater Close is a true gem waiting to be discovered. The location offers excellent access and transport to Manchester City centre and surrounding towns, with local shops schools and amenities being close by. In brief the property comprises of; Vestibule, spacious lounge and breakfast/kitchen with two double bedrooms and family bathroom to the first floor. The property also benefits from garden to rear and driveway to the front providing off road parking. The property is ideal for a first time buyer or those looking to down size.

Leasehold 999 yrs from 1996  
Ground rent £40  
EPC - D

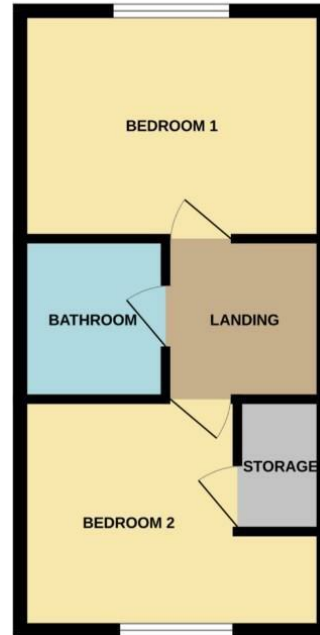




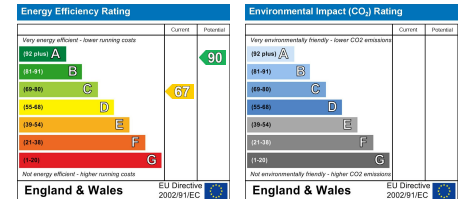
GROUND FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR  
318 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA: 650 sq.ft. (60.4 sq.m.) approx.  
While 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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Bury Office  
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU  
Telephone: 0161 764 4440  
Fax: #  
Email: bury@pearsonferrier.co.uk

[www.pearsonferrier.co.uk](http://www.pearsonferrier.co.uk)



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