



19 Briggs Close
Sale M33 4NR
Offers Over £140,000





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*** VIEWINGS COMMENCE THURSDAY 25/7 AND SATURDAY 27/7 - Call to book your appointment ***

A superb BTL or first-time buy!

Offered for sale with no onward chain involved, this purpose-built ground floor apartment forms part of a popular residential area.

The accommodation comprises: Entrance porch, an open-plan living/dining room, a fitted kitchen with integrated fridge/freezer and washing machine, an inner hallway with storage, a double bedroom and a bathroom which is fitted with a white suite with shower above the bath.

The property stands in attractive gardens which extend to the side and rear, with a large lawned expanse and well-established collection of trees and shrubs which provide a good degree of privacy.

To the rear is a gate giving access to the parking area and the single garage which provides useful additional storage space.

This represents a rare opportunity which will appeal to first-time and investment buyers in particular. An early internal inspection is essential.



- Ground Floor Apartment
- PVCU Double Glazing
- Electric Heating
- Living/Dining Room
- Fitted Kitchen
- Double Bedroom
- Bathroom
- Attractive Gardens
- Garage
- No Onward Chain

Entrance Porch
4'3" x 4'1"

Living/Dining Room
11'2" red to 5'5" x 16'10" red to 11'9"
(L-shaped)

Kitchen
5'2" x 13'3"

Inner Hallway
With storage cupboard.

Bedroom
9'2" x 11'11"

Bathroom
6'0" x 5'11"

Externally
Gardens with well-established trees/shrubs. Lawned area to side and rear.
Gate giving access to parking area and to garage.

Garage
9'0" x 16'2"

Tenure: Leasehold
Council Tax: Trafford B



To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

mainandmain.co.uk

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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Company Registration No. 5615498