



## 20 Brindley Road, Manchester, M16 9HW

Sell My Home present to the market this well presented and ready to move into one bedroom apartment. Available chain free! This property is will be of interest to those looking to get onto the property ladder or those looking to add to their buy to let investment portfolio.

Internally the property comprises of a hallway, off which the three piece bathroom, double bedroom and sizeable fitted kitchen lounge area can found. The property also benefits from secure parking.

The property is well situated in Old Trafford with good transport links into the city centre. Deansgate train station is also a short walk away. Local amenities can also be found in the area. For those who enjoy outside space, Seymour Park and Hullard Park are also very close by.

Please call Sell My Home to arrange your viewing appointment.

**Offers Over £130,000**

# 20 Brindley Road

, Manchester, M16 9HW



- ONE BEDROOM APARTMENT
- CHAIN FREE
- SECURE PARKING
- SIZEABLE LOUNGE AND FITTED KITCHEN
- THREE PIECE BATHROOM
- AMENITIES AND GOOD TRANSPORT LINKS NEARBY

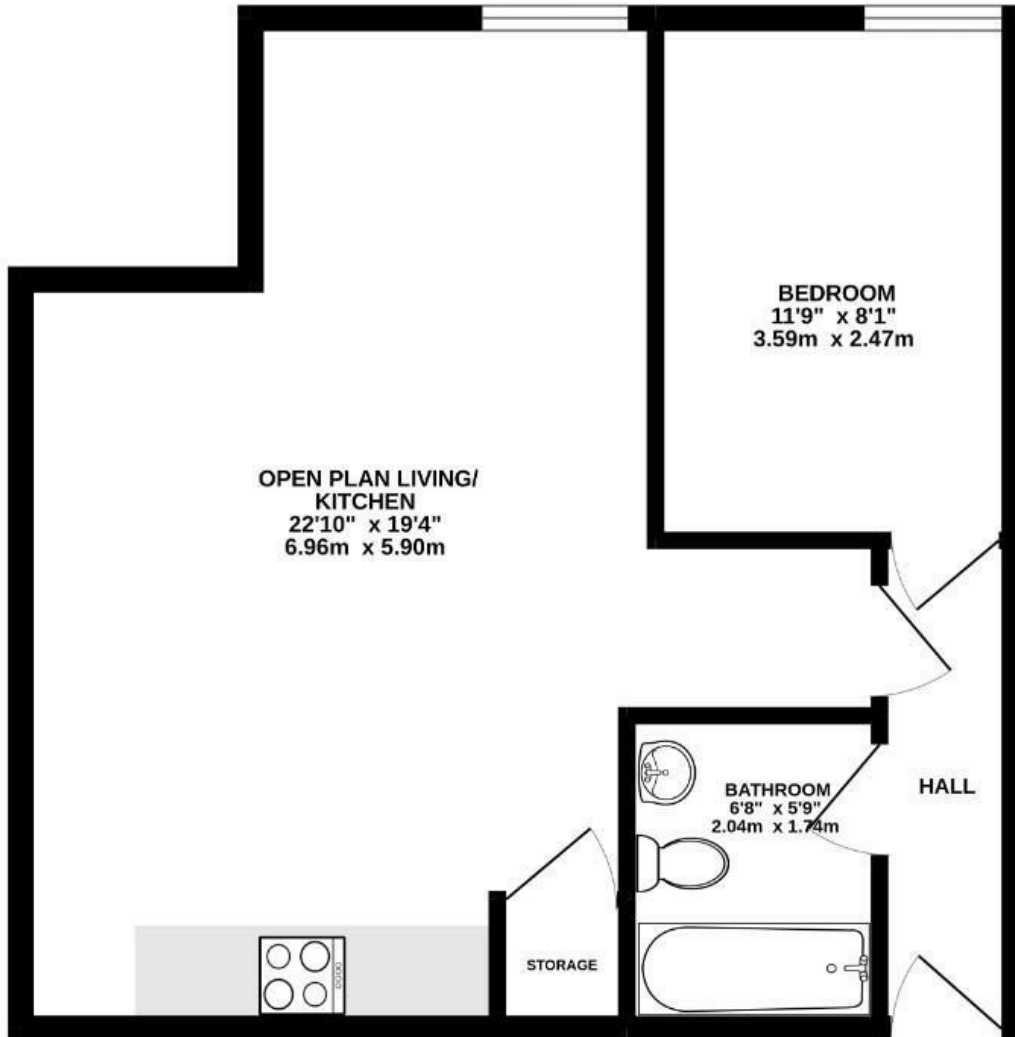


**Directions**



# Floor Plan

GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 481 sq.ft. (44.7 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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating   |                         | Environmental Impact (CO <sub>2</sub> ) Rating |                         |
|--|-------------------------|--|-------------------------|
|  | Current                 | Potential                                      |                         |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>                                       |                         | S1   | S1                      |
| <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |                         |  |                         |
| England & Wales  | EU Directive 2002/91/EC |  | EU Directive 2002/91/EC |