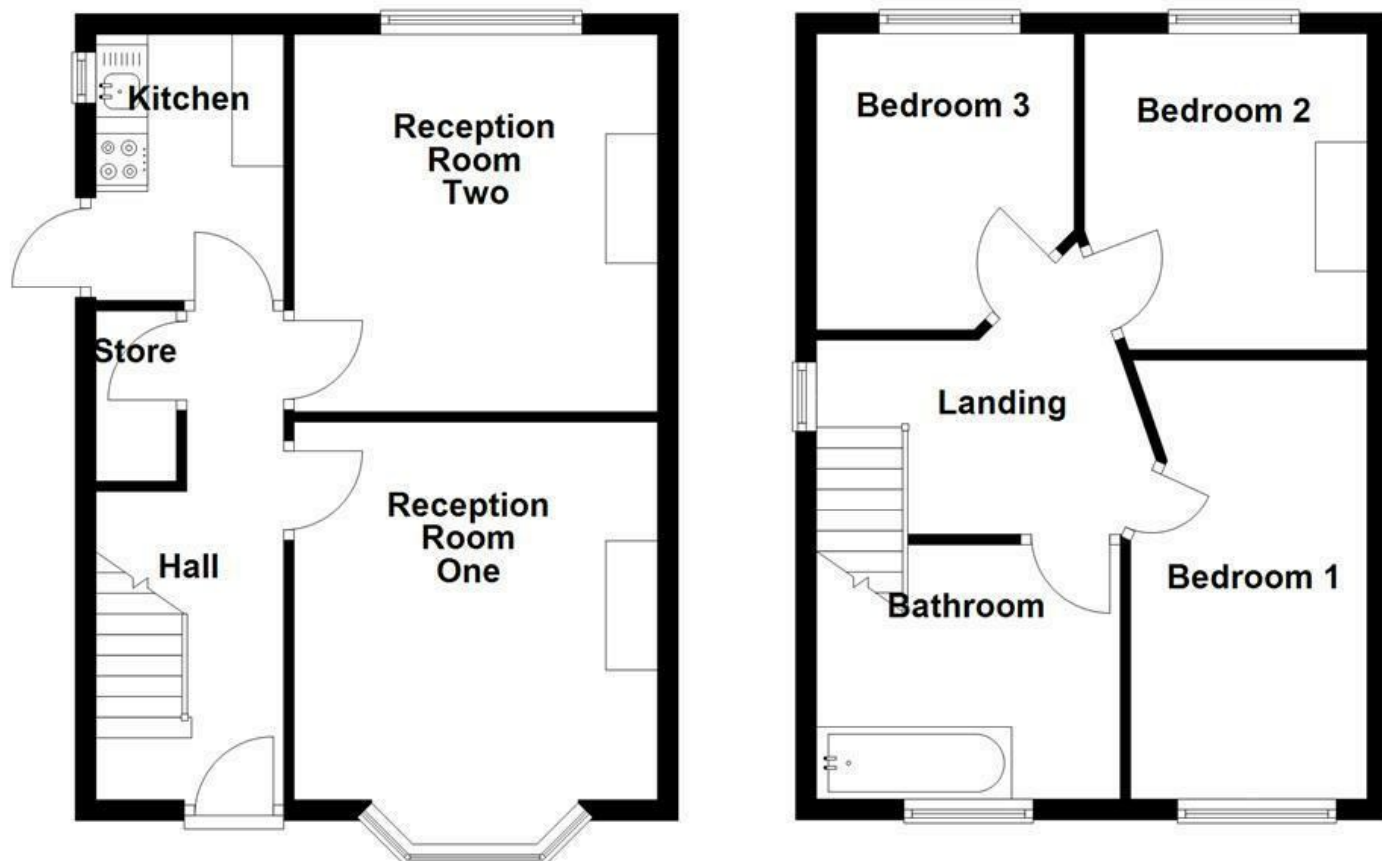


Ground Floor

First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Brookfield, Manchester, M25 1EL

Offers Over £290,000

INVESTMENT OPPORTUNITY WITH PLANNING PERMISSION FOR TWO SEMI-DETACHED DWELLINGS

Welcome to Brookfield, Prestwich, Manchester - a truly exceptional property that offers a fantastic investment opportunity! This spacious plot comes with planning permission for not just one, but two 4-bedroom, 3-story properties. Planning permission includes demolition of existing dwelling and erection of two semi-detached dwellings

Located in a sought-after area, this property is conveniently close to all local amenities and motorway links, making it an ideal spot for those who value both convenience and comfort.

Imagine the potential this property holds - whether you're looking to invest in the booming property market or create your dream home, this is an opportunity not to be missed. Don't let this chance slip away to own a piece of prime real estate in this desirable location.

If you would like any further information or have any questions at all please feel free to contact our Bury branch at your convenience.

Brookfield, Manchester, M25 1EL

Offers Over £290,000

 3  1  2  D

- Tenure Freehold
- Off Road Parking
- Desired Location
- Easy Access To Major Commuter Routes And Close Proximity To Local Amenities
- Council Tax Band C
- Planning Permission On Detached Plot
- Ample Garden Space
- EPC Rating D
- Ideal Investment Opportunity
- Viewing Essential

Ground Floor

Extensive rear garden, with mature trees and not being overlooked.

Entrance

Hard wood door to hall.

Hall

15' x 6' (4.57m x 1.83m)

Central heating radiator, smoke alarm, stairs to first floor, doors to reception room one, reception room two, kitchen and under stairs storage.

Reception Room One

12' x 11'7" (3.66m x 3.53m)

Hard wood single glazed bay window, picture rail and back boiler with tiled surround.

Reception Room Two

12' x 11'5" (3.66m x 3.48m)

UPVC double glazed window, electric fire with a stone surround and central heating radiator.

Kitchen

9' x 6'6" (2.74m x 1.98m)

UPVC double glazed window, central heating radiator, hard wood wall and base units, laminate work tops, free standing oven, tiled splash back, stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, vinyl floor and UPVC door to rear.

First Floor

Landing

7'11" x 6'5" (2.41m x 1.96m)

UPVC double glazed window, smoke alarm, doors to three bedrooms and bathroom.

Bathroom

8' x 6'7" (2.44m x 2.01m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath with mixer tap and rinse head, tiled elevation and vinyl floor.

Bedroom One

13'11" x 11'9" (4.24m x 3.58m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10'10" x 9'10" (3.30m x 3.00m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Three

9'11" x 8'2" (3.02m x 2.49m)

UPVC double glazed window, central heating radiator and picture rail.

External

Rear



Tel: 01617510340

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