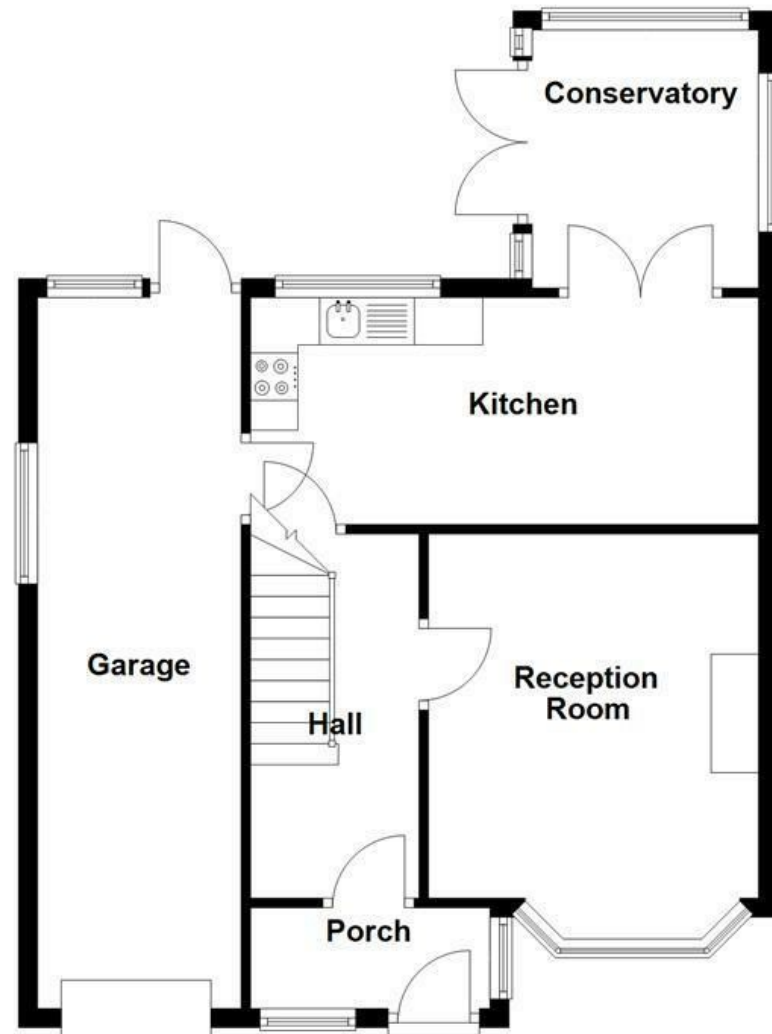
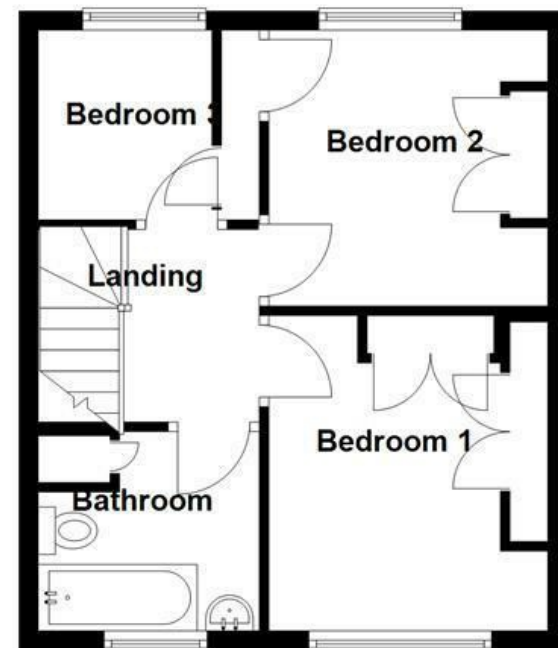


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	58	76
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.

## Brynhall Close, Manchester, M26 4NG

### Offers Over £220,000

SPACIOUS THREE-BED SEMI-DETACHED IN RADCLIFFE

Nestled in the tranquil neighbourhood of Brynhall Close, Radcliffe, this charming semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings in.

The well-laid-out kitchen and dining area seamlessly connect to a delightful conservatory, which overlooks the serene rear garden, providing a lovely space to relax and unwind. Upstairs, you will find three well-proportioned bedrooms, each equipped with fitted storage, ensuring ample space for your belongings.

Additionally, the property features a large garage, offering convenient storage or potential for a workshop, along with off-road parking to accommodate your vehicles. This home combines comfort and practicality, making it an ideal choice for those seeking a peaceful yet accessible location in Manchester.

With its inviting atmosphere and thoughtful design, this property is ready to welcome its new owners. Don't miss the chance to make this lovely house your home.

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# Brynhall Close, Manchester, M26 4NG

## Offers Over £220,000

 3  1  1  D

- Tenure Freehold
  - Off Road Parking
  - Viewing Essential
  - Easy Access To Major Commuter Routes
- Council Tax Band B
  - Three Well Proportioned Bedrooms
  - Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating D
  - Ideal Family Home
  - Ample Garden Space

### Ground Floor

#### Entrance

Hardwood frosted door to porch.

#### Porch

8'2 x 3'6 (2.49m x 1.07m)

Two UPVC double glazed windows, tiled effect flooring and UPVC double glazed door to hall.

#### Hall

11'4 x 5'9 (3.45m x 1.75m)

Central heating radiator, coving, smoke alarm, doors to reception room, kitchen and stairs to first floor.

#### Reception Room

12'6 x 11'5 (3.81m x 3.48m)

UPVC double glazed bay window, central heating radiator and electric fire with decorative surround.

#### Kitchen

17'7 x 7'10 (5.36m x 2.39m)

UPVC double glazed window, central heating radiator, wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, integrated fridge, tiled splash back, coving, partial tiled effect flooring, door to under stairs storage, UPVC double glazed French doors to conservatory and door to garage.

#### Conservatory

8'11 x 8' (2.72m x 2.44m)

UPVC double glazed windows, central heating radiator, tiled effect flooring and double glazed French doors to rear.

#### Landing

6'11 x 6'10 (2.11m x 2.08m)

UPVC double glazed window, doors to three bedrooms, bathroom and loft access.

#### Bedroom One

11' x 9'9 (3.35m x 2.97m)

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

#### Bedroom Two

9'7 x 8'7 (2.92m x 2.62m)

UPVC double glazed window, central heating radiator, integrated wardrobe and integrated storage.

#### Bedroom Three

6'11 x 6'6 (2.11m x 1.98m)

UPVC double glazed window, central heating radiator and storage.

#### Bathroom

6'11 x 6'10 (2.11m x 2.08m)

UPVC double glazed frosted window, low flush W/C, pedestal wash basin, panel bath, overhead electric feed shower, spotlights, tiled elevation, tiled effect laminate flooring and door to storage.

### External

#### Rear

Enclosed laid to lawn, paving and shed.

#### Front

Laid to lawn, paving and garage.



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