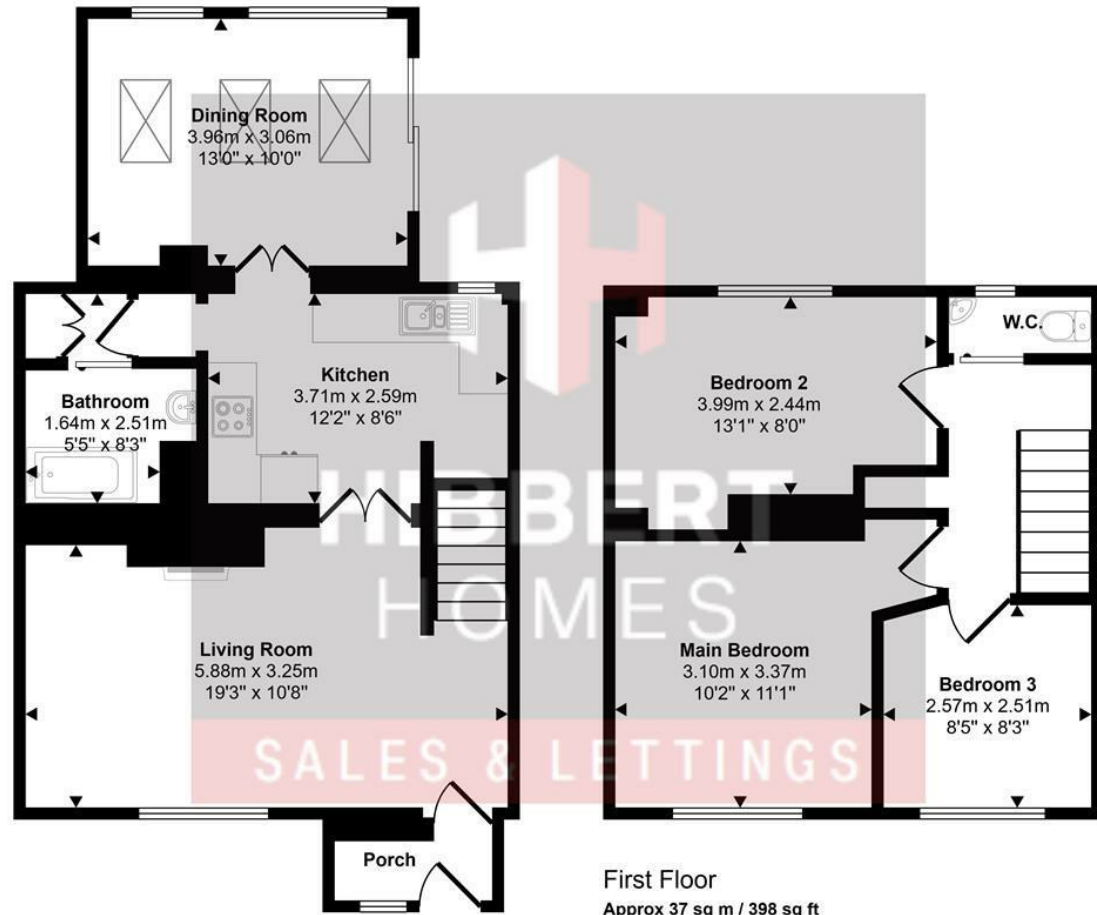


Approx Gross Internal Area  
91 sq m / 975 sq ft



Ground Floor  
Approx 54 sq m / 577 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Briarwood Avenue |  
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SALES & LETTINGS

Bedrooms 3

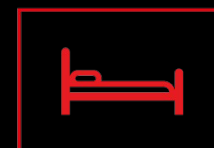
Bath 1

Reception 2

Parking here

Area  
975.00 sq ft

Type here



- Three Bedroom Extended Mid Terrace
- Large Plot
- Viewing Highly Recommended
- Excellent Transport Links
- Modern Throughout
- Off Road Parking
- Stunning Rear Garden
- Close To Manchester Airport
- Close To The Hospital
- Freehold

Welcome to this charming property located on Briarwood Avenue! This delightful house is ideal for first time buyers, couples, or a family. The property comprises; A living room, kitchen, bathroom, and dining room to the ground floor, and three bedrooms and a W.C. to the first floor.

Situated conveniently close to Manchester airport and Wythenshawe hospital and excellent motor link, making it an ideal location. This property offers not only a great location but also the convenience of off-road parking. One of the standout features of this property is its spacious plot with a huge rear garden, providing ample space for outdoor activities and relaxation.

A viewing is highly recommended to truly appreciate all that this lovely home has to offer. Don't miss out on the opportunity to make this property your own!

