

9 BRIARFIELD ROAD MANCHESTER, M19 1BJ

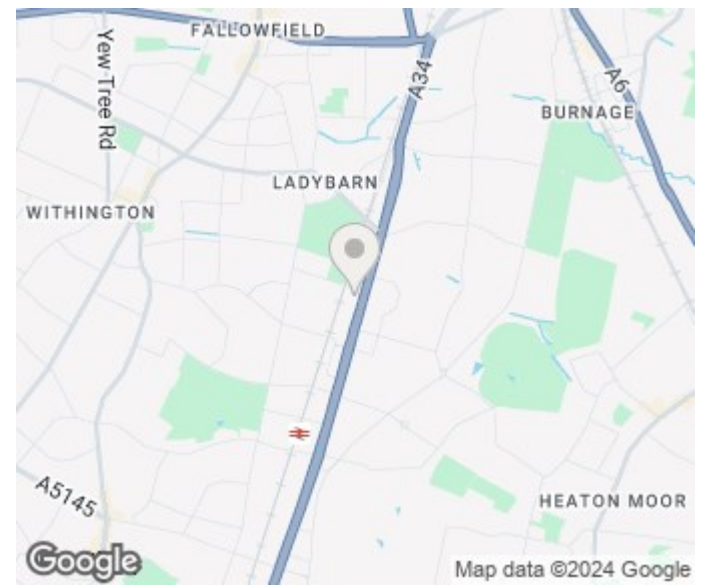
£1,800 PER MONTH


Nestled in the heart of Manchester on the prestigious Briarfield Road, this exquisite house is a true gem waiting to be discovered. With a perfect balance of old-world charm and contemporary amenities, this property offers a lifestyle of luxury and comfort.

Upon entering, you are welcomed by a generously sized reception room, perfect for hosting gatherings or unwinding after a long day. The three inviting bedrooms provide ample space for a growing family or the flexibility to create a home office or hobby room. The bathroom, complete with a shower and separate toilet, ensures convenience for all residents.

One of the standout features of this home is the underfloor heating, guaranteeing warmth and cosiness throughout the house, creating a welcoming ambiance during the colder months. The double conservatory at the rear of the property is a tranquil oasis, offering stunning garden views and a peaceful retreat to enjoy year-round.





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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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