

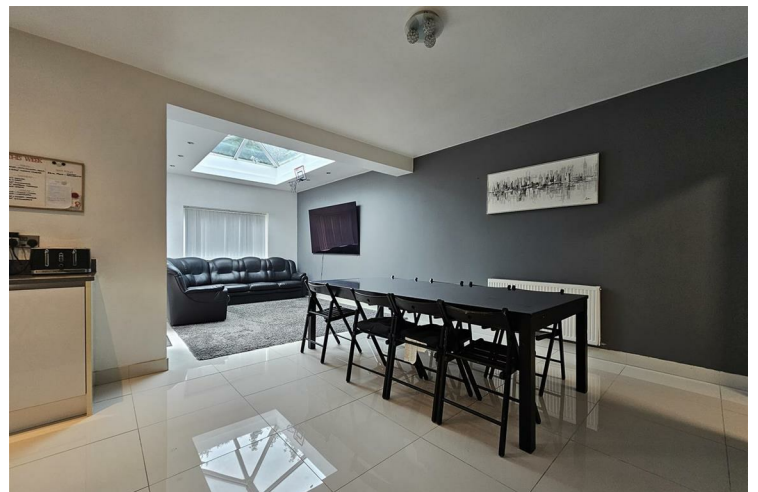


**60a Brantingham Road**

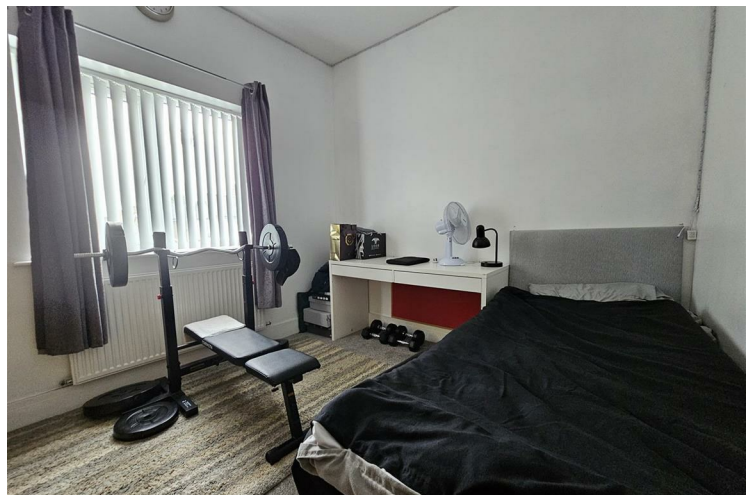
**£700,000**

**FREEHOLD**

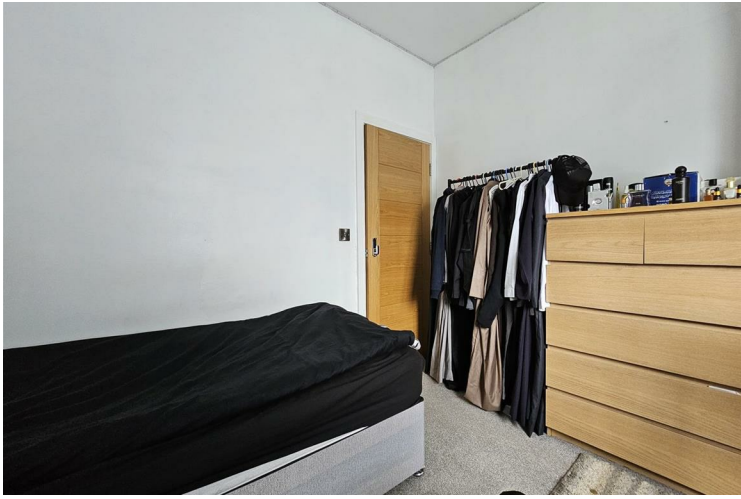
This impressive and large five-bedroom semi-detached property in the desirable Whalley Range area offers spacious and versatile living for a growing family. As you enter the property, you are greeted by a welcoming hallway. This leads onto a large, open-plan kitchen and dining area that forms the heart of the home. The kitchen also includes a separate utility room, offering extra space for laundry and storage, keeping the main kitchen area sleek and clutter-free. Adjacent to the kitchen, there is a large reception room, ideal for relaxation or social gatherings. The ground floor also benefits from a convenient downstairs w/c and plenty of storage options throughout, ensuring your home remains clutter-free. The first floor offers three well-proportioned bedrooms, including a luxurious master suite complete with its own private en suite bathroom. A modern family bathroom serves the remaining two bedrooms on this floor, offering comfort and convenience for all family members. Upstairs, the second floor presents two additional spacious bedrooms, sharing a contemporary Jack and Jill-style shower room. This floor provides flexibility, whether used as additional bedrooms, a home office, or guest accommodation. One of the standout features of this property is the purpose-built two-bedroom granny annex located in the garden. Equipped with its own bathroom, this self-contained unit is perfect for extended family, guests, or even as a potential rental space. The property also boasts a good-sized garden, providing ample outdoor space for relaxation or play. On the front, you will find a bay-fronted exterior and a private driveway, providing parking for at least two cars. Situated in a prime location, residents will benefit from excellent transport links to Manchester city centre and nearby parks, making this home ideal for families seeking both space and convenience. Contact Jacob Knight to arrange your viewing!



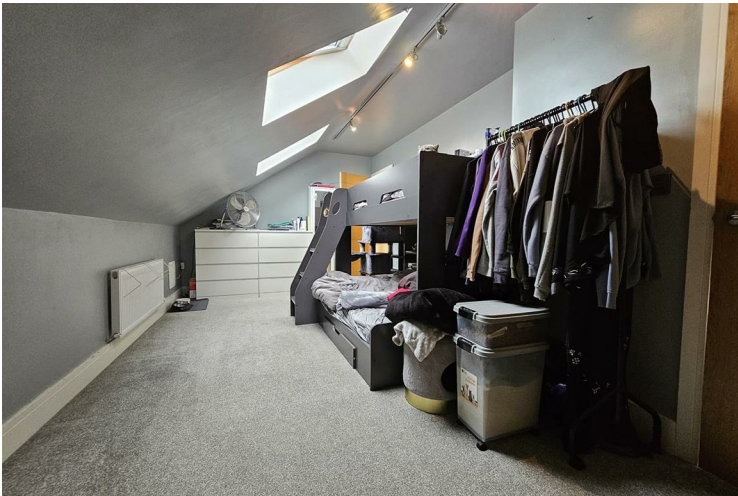








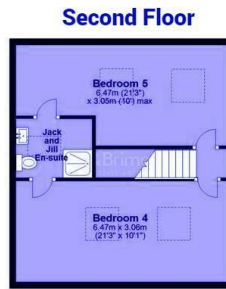
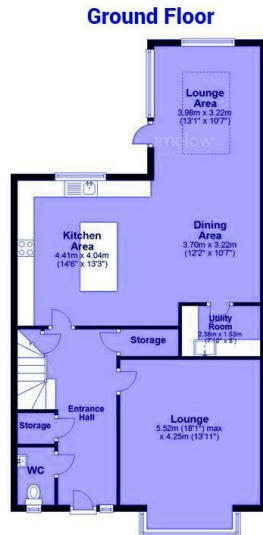
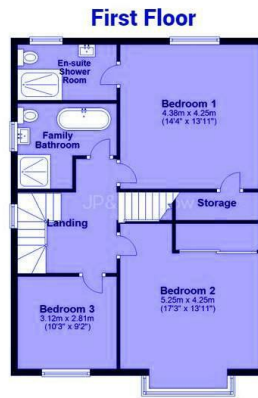
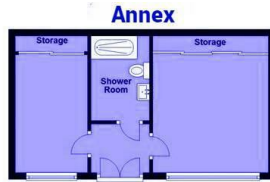












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		86	91
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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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