



*jordan fishwick*

FALLOWFIELD  
Brighton Grove



## Brighton Grove, Fallowfield, M14 5JR

£165,000



### The Property

A most desirable, two double bedroom, top floor apartment on a quiet leafy residential street with parks at either end and allotments behind. Finished to a high specification and being one of just three in a conversion of a large Edwardian Villa. Noteworthy features include a contemporary spacious open plan kitchen/dining living room with panoramic bay window, stainless steel kitchen, slate floor and feature lighting. A bathroom fitted with a white suite, slate flooring and dove grey tiled walls and two double bedrooms with views over allotments to toast rack building. In addition, there is gas central heating, double glazing throughout and a shared garden to the rear and private residents parking to the front. No chain.

### Directions

M14 5JR



- A two double bed period conversion
- Top floor position
- Open plan living area with kitchen, lounge and dining area
- Open views to rear over allotments
- Walking distance to local parks
- Positioned off Wilmslow Road
- Gas central heating & double glazing
- Potential rental income of £900pcm
- Shared garden to rear & residents parking to front
- No chain

**Postcode** - M14 5JR

**EPC Rating** - E

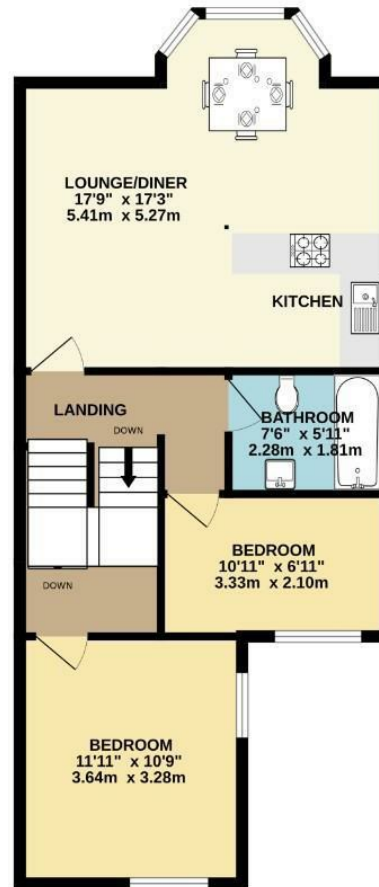
**Floor Area** - 627.00 sq ft

**Local Authority** - Manchester City Council

**Council Tax** - A



2ND FLOOR  
627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA: 627 sq.ft. (58.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

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