



**Stancross Road, Manchester, Brooklands, M23**

**Guide Price: £240,000**

*Freehold*



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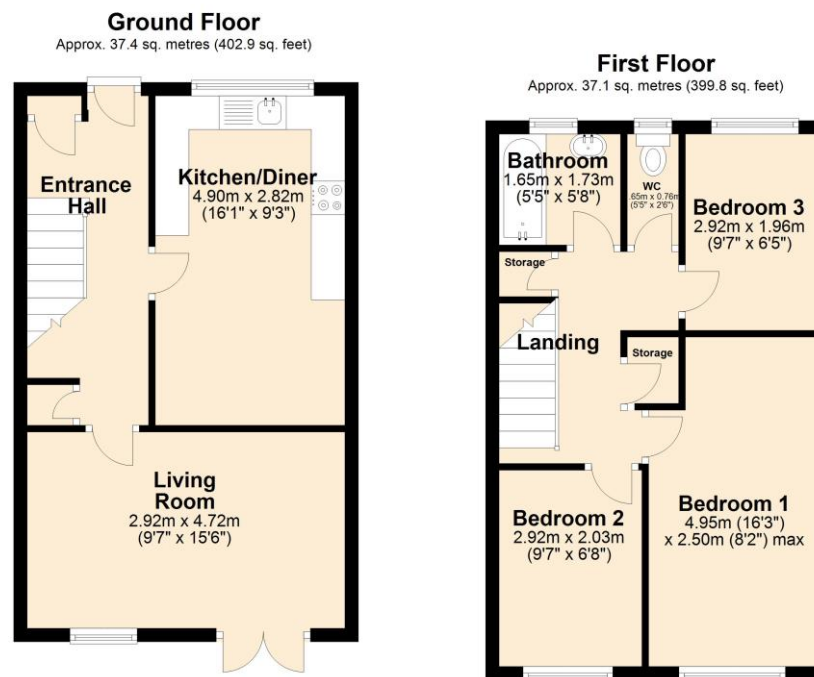
Located just off Brooklands Road is this fantastic size THREE bedroom mid terrace home. This home is a perfect purchase for first time buyers, professional couples or growing families alike. Situated in a fantastic location within easy reach of the Metrolink and Motorway networks, several green spaces including Beech Fields and Wythenshawe Park as well as being zoned for outstanding schooling.

The property offers accommodation over two floors and comprises; Spacious entrance hall, a fabulous size kitchen diner fitted with a range of base and eye level units with roll top work surfaces over, there is ample space for dining table and chairs. To the rear of the ground floor there is a generous living/ dining room with patio doors leading to the rear garden.

The first floor is home to THREE bedrooms, two of which are doubles. There are two storage cupboards on the landing as well as loft access. The main bathroom offers a white suite with bath housing shower over and wash hand basin with a separate WC.

To the front of the property there is a driveway providing off road parking whilst the rear there is a low maintenance rear garden which is mainly paved.

- Freehold
- Council Tax Band A
- EPC TBC



Total area: approx. 74.6 sq. metres (802.7 sq. feet)







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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.