



 **3**
Bedrooms

 **3**
Bathrooms



C & R City are pleased to bring the market a spacious and very well presented three-bedroom semi-detached house on Brightside Road, Manchester, M8. The property comprises of an entrance hall leading to a spacious and fully integrated dining kitchen, a bright and spacious lounge with French doors leading to a beautifully presented west facing garden which is a fantastic feature offering plenty of space for outdoor activities, and a downstairs WC. To the first floor you will find three spacious bedrooms, master with en-suite and a three-piece family bathroom suite. Externally, the property benefits from a lean-to sunroom and a beautifully presented garden, double gates also provide access to private parking to side of the property.

Location: The property is located on a quiet residential street with excellent public transport links into Manchester City Centre and a short drive to the motorway network. Local amenities within proximity to the property include North Manchester General Hospital, Abraham Moss Community School, Tesco Superstore and a plethora of shops and restaurants.

Early viewing is strongly advised to not miss out on this truly beautifully presented home.

Lounge 4.68m x 3.43m (15' 4" x 11' 3")

Carpet flooring, ceiling light point, tv points, french doors leading to sun room, double glazed window to front aspect. Storage area.

Kitchen 5.22m x 4.32m (17' 2" x 14' 2")

Spacious dining kitchen with a range of fitted base and wall units, tiled splashbacks, integral oven, intergrated gas hob with extractor over, sink unit with mixer tap, built in fridge freezer, washing machine and dishwasher. Ceiling light point, double glazed window to front & rear aspect.

WC 1.70m x 1.35m (5' 7" x 4' 5")

Downstairs WC comprising wash hand basin and low level WC. Ceiling light point, double glazed window to rear elevation.

Master Bedroom 3.15m x 2.57m (10' 4" x 8' 5")

Carpet flooring, ceiling light point, tv points, double glazed window to front aspect.

En-Suite 1.91m x 1.53m (6' 3" x 5')

En-Suite comprising of walk in shower, wash hand basin, low level WC, towel radiator. Double glazed window to rear aspect.

Bedroom Two 4.32m x 3.89m (14' 2" x 12' 9")

Carpet flooring, ceiling light point, tv points, double glazed window to front aspect.

Bedroom Three 3.16m x 2.81m (10' 4" x 9' 3")

Carpet flooring, ceiling light point, tv points, double glazed window to front aspect. Double Glazed window to rear aspect.

Bathroom 2.23m x 2.02m (7' 4" x 6' 8")

Three piece bathroom suite comprising bath with shower over, wash hand basin, low level WC. Double glazed window to rear aspect.

Externally

To the front you will find a well maintained garden, to the side double gates leading to a private driveway. To the side and rear of the property you will find a very well maintained west facing garden with a private and secluded seating area, perfect for those late summer evenings.

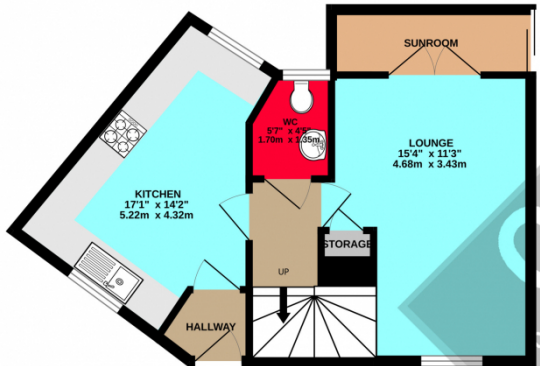
General Information

250 year lease from 1st Janaury 2011. Ground rent £381.76 per annum. Council tax band: B.

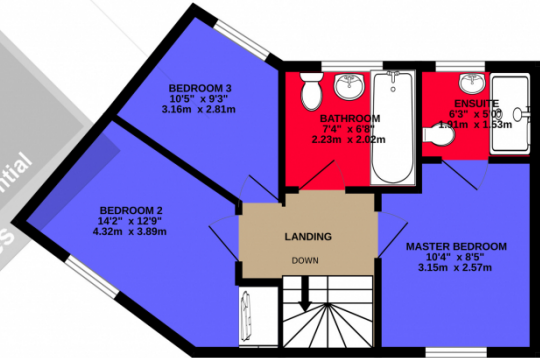
Agent Notes

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GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



C & R PROPERTIES

TOTAL FLOOR AREA : 783 sq.ft. (72.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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