



**148 Briscoe Lane
, Manchester, M40 2SX**

£925



NEWLY REFURBISHED**TWO BEDROOMS***** Cousins Estate Agents are delighted to present this TWO BEDROOM REFURBISHED HOUSE, with new kitchen & bathroom installed. It benefits from gardens to the front and rear, with the rear garden a large family garden. This bay fronted two bedroom house is situated in Newton Heath to the north of Manchester City centre. Newton Heath is a thriving local community which is well served by amenities such as shops, schools and public transport. Early viewing is recommended.



Entrance Hall

Wood panelled front door to entrance hall stairs to first floor, door to side to lounge.

Lounge 15'10" x 11'1" (4.83 x 3.38)

Double glazed bay window to front, light oak fire surround with floor mounted gas fire. Door to rear to kitchen/ diner.

Kitchen/Diner 14'0" x 7'0" (4.27 x 2.13)

Newly fitted kitchen with full range of base and wall cupboards, coordinated work tops, inset sink and taps, plumbed for gas cooker and washing machine, 2 x double glazed windows to rear, radiator to side. Door to rear to outside.

First Floor Landing

Doors to bedrooms and bathroom.

Bedroom One 14'0" x 10'10" (4.27 x 3.30)

2 x Double glazed windows to front, radiator to front.

Bedroom Two 14'0" x 9'2" (4.27 x 2.79)

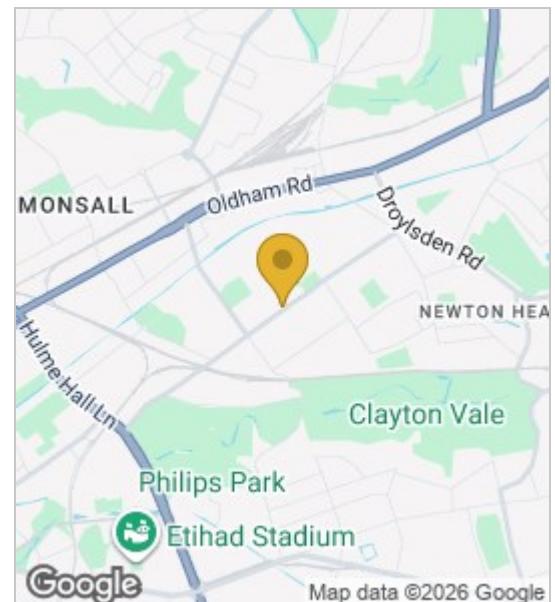
2 x Double glazed windows to rear, radiator to side.

Outside

To the front of the property there is a small garden which is laid to shingle whilst to the rear is a large family garden in excess of seventy foot long which is mainly laid to grass with a paved patio to the front.

Council Tax Band A

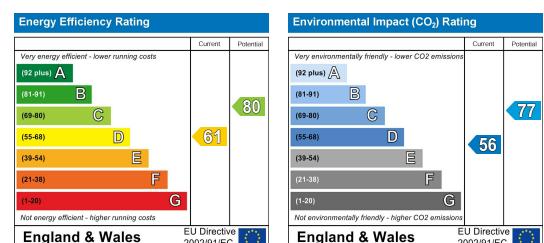
Area Map



Floor Plans



Energy Efficiency Graph



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