



## 36 Brentbridge Road, Fallowfield, Manchester, M14 6AS

Guide Price £350,000

- Good Sized Family Home
- Fitted Breakfast Kitchen with Appliances
- Off Road Parking and Gardens
- Modern White Bathroom Suite
- Highly Sought After Location
- Open Plan Lounge/Sitting Room

# 36 Brentbridge Road, Manchester M14 6AS

Good Sized Three Bedroom Family Home. Open Plan Lounge/Sitting Room. Fitted Kitchen with Appliances. Modern White Three Piece Bathroom Suite . Driveway Providing Off Road Parking. Lawned Gardens to both the Front and Rear. Sought After Location. No Vendor Chain. Must Be viewed



Council Tax Band: C



Joules bring to the market this family sized three bedroom semi detached home located in a highly sought after area. Positions within walking distance of Withington Village and convenient for all local shops, amenities and schools. Good public transport links with frequent bus services into Manchester City Centre and universities making it an excellent option for commuters and students alike. Briefly comprising: Entrance hall, through lounge/dining room with dual aspect, breakfast kitchen with a range of modern units and space for a table and chairs. Upstairs you will find three bedrooms and a bathroom with modern white suite. Outside there is a front garden and driveway which continues to the rear of the property and the enclosed lawned garden.

Offered with no vendor chain - do not hesitate to arrange a viewing !

#### Entrance

Canopied entrance, entrance door with glazed panel, double glazed window with obscure glass to the side.

#### Hallway

Wood composite flooring, stairs to first floor with open balustrade. Central heating radiator, doors to all ground floor rooms. Door to handy understairs storage with shelving and double glazed window with obscure glass to the side elevation

#### Open Plan Lounge/Sitting Room

Spacious open plan dual aspect room

#### Lounge

11'5" x 10'5" plus bay window  
Maximum measurements plus bay window  
Large double glazed bay window to the front elevation, wood composite flooring, picture rails and central heating radiator

#### Sitting Room

13'0" x 11'5"

Maximum measurements.

Double glazed window overlooking the rear garden, wood composite flooring continued from the lounge, picture rails and central heating radiator

#### Breakfast Kitchen

16'4" x 6'9"

Maximum measurements

Good sized room with a range of modern units and space for a table and chairs comprising: Single drainer stainless steel sink unit with mixer tap, cupboards below, further base, drawer and eye level units. Work surfaces with tiled splashbacks. Built in four ring electric hob with stainless steel extractor above and electric oven below. Included in the sale are a range of appliances : Bosch automatic washing machine, Siemens dishwasher, Zanussi fridge/freezer, Tesco microwave. Please note no appliances have been tested by Joules but they were all used by the previous occupants last year. Central heating radiators, two double glazed windows to the side elevation, door giving access to the side.

#### First Floor

#### Stairs and Landing

Open balustrade to stairwell, double glazed within with obscure glass to the side elevation, loft access hatch. Doors to all first floor rooms

#### Bedroom One

12'0" x 11'5" plus bay

Maximum measurements plus bay window.

Large double glazed bay window to the front elevation, central heating radiator, picture rails, wood composite flooring

### Bedroom Two

11'6" x 10'0"

Maximum measurements.

Further double bedroom, central heating radiator, double glazed window overlooking the rear garden. wood composite flooring, picture rails

### Bedroom Three

8'4" x 7'7"

Double glazed window overlooking the rear garden, central heating radiator

### Bathroom

8'2" x 7'7"

Maximum measurements.

Modern three piece bathroom with white suite comprising: Panelled bath with shower from mixer tap, pedestal wash hand basin with mixer tap, low level WC. Cupboard housing Vaillant combi boiler and shelving. Fully tiled walls, tiled floor, double glazed window with obscure glass to the front elevation, shaver point, chrome heated towel radiator.

### Outside

#### Front and Side

Shaped lawn with plants and shrubs. Driveway providing off road parking with large double gates giving access to the side driveway open to the rear garden, outside tap and fenced side boundary

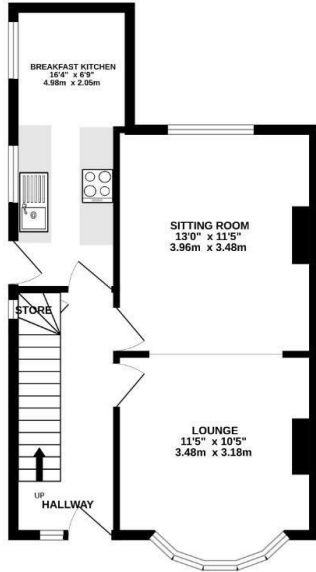
#### Rear Garden

Good sized enclosed rear garden being predominantly lawned with well stocked mature plants, shrubs and bushes to borders. Patio area abutting the property

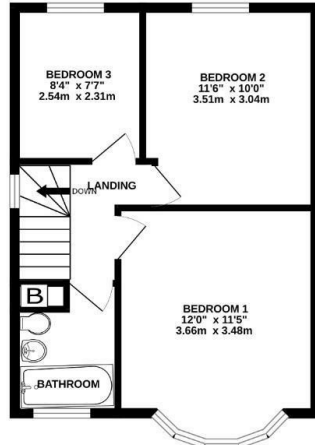




GROUND FLOOR  
457 sq.ft. (42.5 sq.m.) approx.

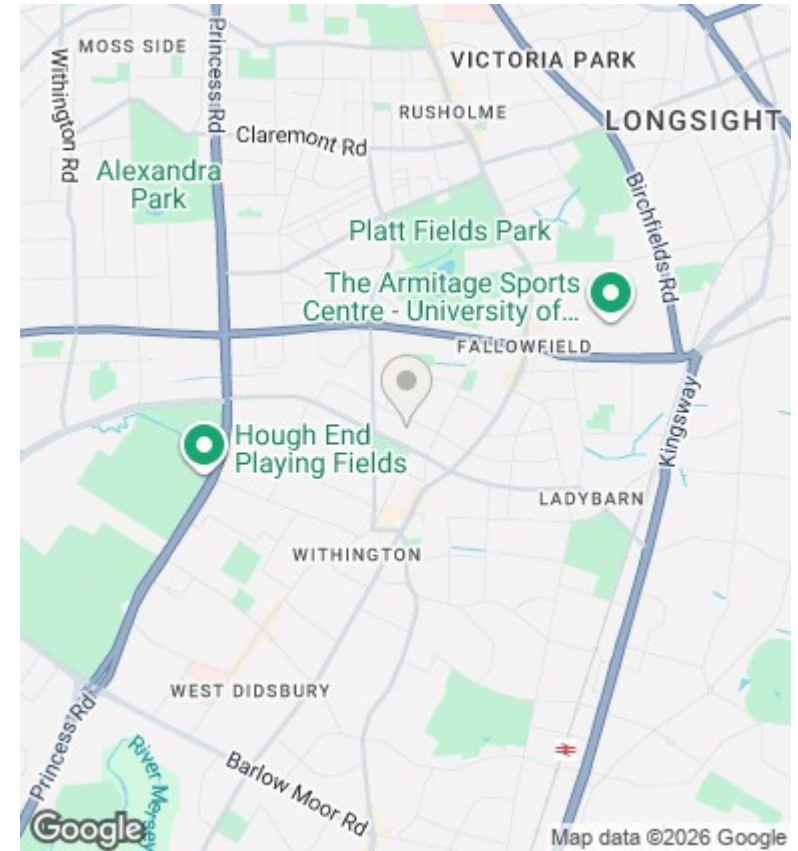


1ST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 874 sq.ft. (81.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of blocks, inclusions, fittings 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 capability or efficiency can be given. Made with floorplan.co.uk



## Directions

## Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	