



Brown Street, Manchester, M34 5BF

Offers in the region of £169,950

*** Vendor selling NO CHAIN ***

Nestled on the charming Brown Street in Audenshaw, Manchester, this mid-terrace house presents an excellent opportunity for those seeking a spacious family home with immense potential. Boasting three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space.

Upon entering, you will find a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The layout of the house is designed to maximise comfort and functionality, making it a delightful place to call home. The property features a well-appointed bathroom, ensuring convenience for all residents.

One of the standout features of this property is the generous driveway, which can accommodate up to four vehicles, a rare find in urban settings. This ample parking space adds to the practicality of the home, making it easier for families with multiple cars or for those who enjoy hosting visitors.

The property is in need of complete refurbishment, allowing you to put your personal touch on every aspect of the home. This blank canvas offers a unique opportunity to create a space that truly reflects your style and preferences.

Situated in a prime location, this home is conveniently close to a variety of shopping options and excellent transport links, making commuting and daily errands a breeze. Whether you are looking to invest or seeking a new family home, this property on Brown Street is a fantastic choice with great potential. Don't miss the chance to transform this house into your dream home.



GROUND FLOOR

Porch

3'0" x 3'0" (0.91m x 0.91m)

Door to:

Living Room

15'4" x 13'0" (4.67m x 3.96m)

Two windows to front, fireplace, door to:

Kitchen/Dining Room

18'0" x 9'8" (5.49m x 2.95m)

Window to rear, window to side, door to:

Pantry

6'0" x 3'0" (1.82m x 0.91m)

FIRST FLOOR

Landing

4'1" x 5'0" (1.24m x 1.53m)

Bathroom

4'0" x 5'0" (1.22m x 1.53m)

Window to rear, door to:

Bedroom 1

12'1" x 12'4" (3.69m x 3.77m)

Window to front, door.

Bedroom 2

10'0" x 9'0" (3.05m x 2.74m)

Window to rear, door to:

Bedroom 3

6'1" x 7'0" (1.85m x 2.14m)

Window to rear, sliding door, door to:

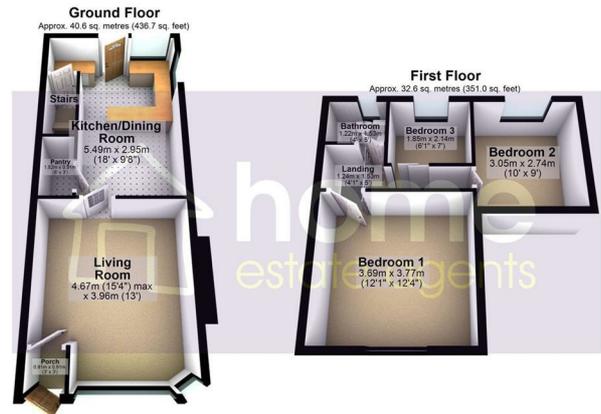
DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/herself of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building

society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Total area: approx. 73.2 sq. metres (787.7 sq. feet)

