



11 Brinkshaw Avenue
Wythenshawe M22 5FE
£240,000

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11 Brinkshaw Avenue

Wythenshawe M22 5FE

£240,000

Offered for sale with no onward chain, this semi-detached house stands on a corner garden, with a driveway providing off road parking space.

An entrance hallway leads to a spacious living room with bay window to the front and a feature fireplace. To the rear of the property is a dining kitchen with additional storage rooms.

To the first floor is a landing which leads to two double bedrooms and a single bedroom/study. A shower room with a walk-in enclosure and WC completes the accommodation.

The property benefits from PVCU double glazing, but will require further updating and improvement. There is currently no central heating system installed.

A gated driveway provides off road parking space, leading to a detached garage. There are gardens to three sides of the property which are mainly paved, for ease of maintenance.

Brinkshaw Avenue is well-placed for access to amenities, transport links and schools. This is a property with great potential - An internal inspection is essential.

- PVCU Double Glazing
- Three Bedrooms
- Dining Kitchen
- Spacious Living Room
- Shower Room/WC
- Some Updating Required
- Driveway
- Garage
- Gardens
- No Onward Chain

Entrance Hallway

Living Room

14'11 x 12'2 into bay

Dining Kitchen

14'11 x 8'11

First Floor Landing

Bedroom One

11'10 red to 10'0 x 11'8 red to 10'4

Bedroom Two

11'6 red to 9'9 to wardrobes x 8'11

Bedroom Three

7'8 max x 8'7 max
(L-Shaped)

Shower Room

5'11 x 5'0

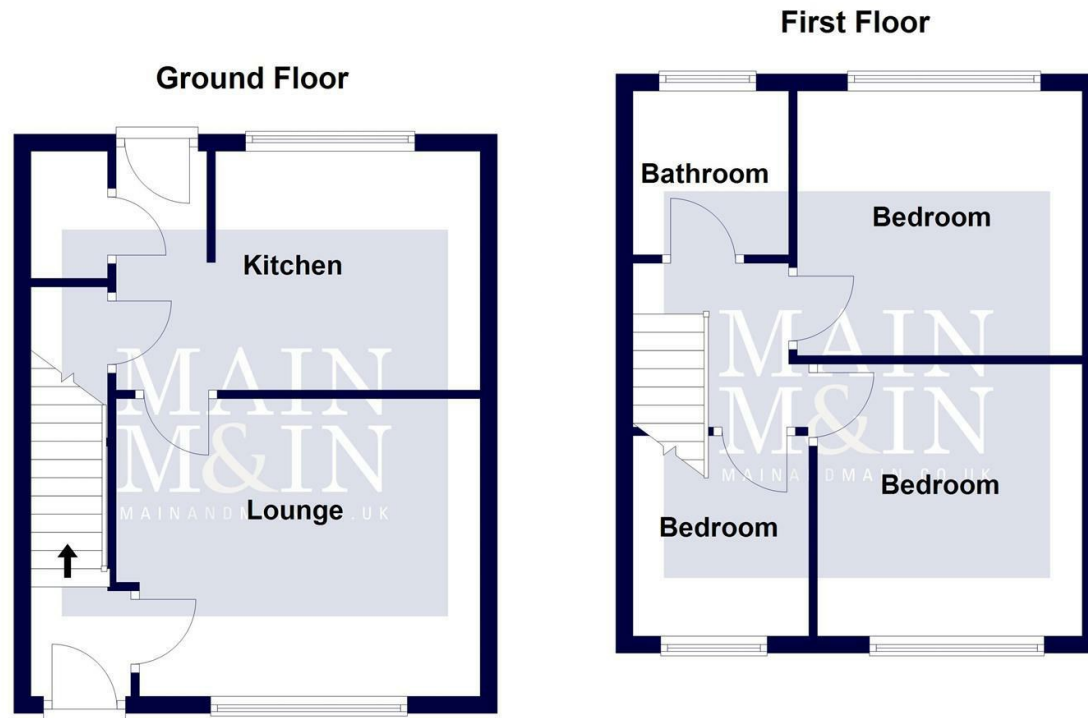
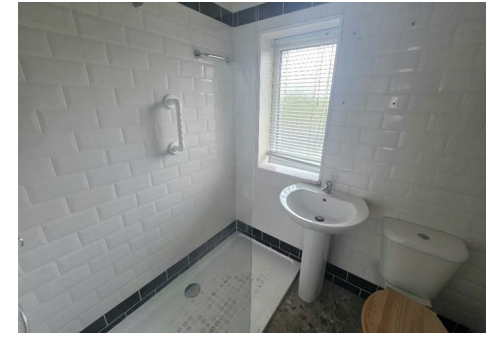
Externally

Corner garden plot.
Gated driveway leading to garage.

Tenure: Freehold

Council Tax: Manchester A





For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.



To view this property call Main & Main on 0161 437 1338

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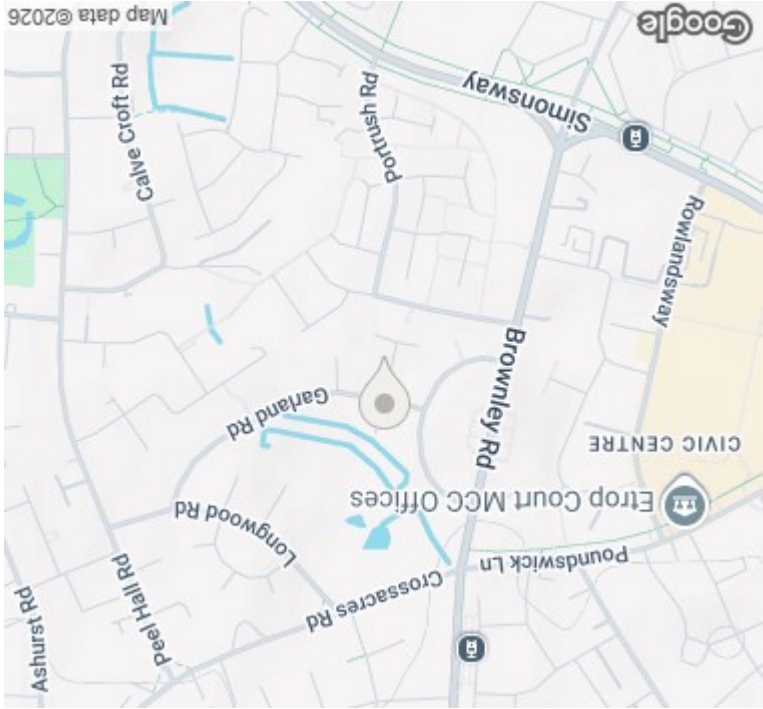


Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.



Energy Efficiency Rating		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
Not energy efficient - higher running costs	G	(1-20)
England & Wales		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO2 emissions	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
Not environmentally friendly - higher CO2 emissions	G	(1-20)
England & Wales		
EU Directive 2002/91/EC		
Current	80	Potential
Environmental Impact (CO ₂) Rating		

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