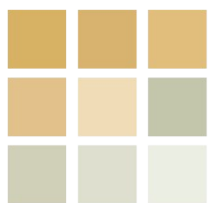




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88 BRIGHT STREET
Manchester, M26 2XX
Offers Over £140,000

88 BRIGHT STREET

Property at a glance

- pavement fronted mid-terrace
- two generous sized bedrooms
- PVC double glazing & GCH system
- open plan through lounge/modern fitted kitchen with integrated appliances
- utility room
- modern spacious family bathroom
- patio garden to the rear
- ideally suit FTB or BTL property investor
- within walking distance of Radcliffe Metrolink station providing easy access into Manchester City Centre

AN IDEAL FIRST-TIME BUY OR BUY-TO-LET INVESTMENT OPPORTUNITY!

Pearson Ferrier Estate Agents Radcliffe branch are delighted to bring to the market this well-presented, pavement-fronted mid-terrace property, ideally positioned within a popular and convenient residential location.

The property offers deceptively spacious accommodation throughout and benefits from PVC double glazing and a gas central heating system with a recently installed boiler still under the manufacturers warranty.

Internally, the accommodation comprises a spacious open-plan through lounge leading into a modern fitted kitchen, complete with a range of integrated appliances, creating a stylish and practical living space. A separate utility room provides additional convenience and storage.

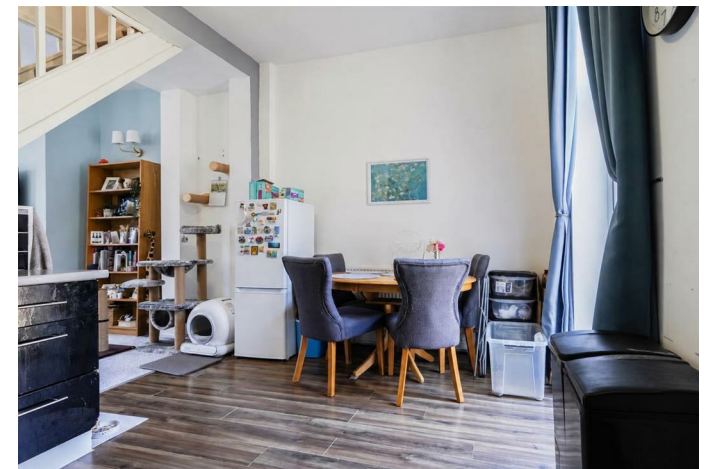
To the first floor are two generously sized bedrooms and a modern, spacious family bathroom finished to a contemporary standard.

Externally, the property benefits from a low-maintenance patio garden to the rear, providing an ideal space for outdoor seating and entertaining.

Location is another key selling feature, with the property situated within walking distance of Radcliffe Metrolink station, offering excellent transport links into Manchester City Centre and surrounding areas. Radcliffe town centre, local shops, schools and everyday amenities are also conveniently accessible.

This property would make an ideal purchase for first-time buyers looking to take their first step onto the property ladder or buy-to-let investors seeking an attractive rental investment.

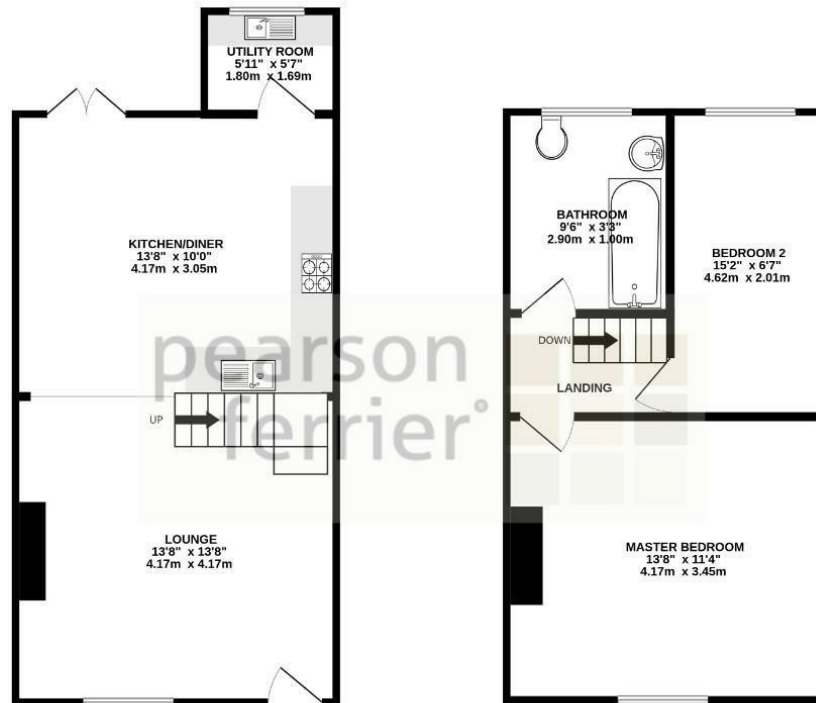
Early viewing is highly recommended to appreciate the accommodation and convenient location on offer.





GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.

1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



88 BRIGHT STREET

TOTAL FLOOR AREA: 735 sq.ft. (68.2 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.
Made with Metropix (33026)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
1-30	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
1-30	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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