



## 47 Berry Brow , Manchester, M40 1GR

**Asking Price £230,000**



THREE BEDROOM ] SEMI-DETACHED ] HOME ] POPULAR CLAYTON BRIDGE LOCATION ] SPACIOUS LOUNGE ] MODERN KITCHEN/DINER ] FRONT & REAR GARDENS ] GARAGE & UTILITY ] READY TO MOVE INTO

Tenure: Leasehold | 999 years from 1st August 1960 | Ground Rent: £9 per annum (fixed)  
Council Tax Band: B | EPC: TBC

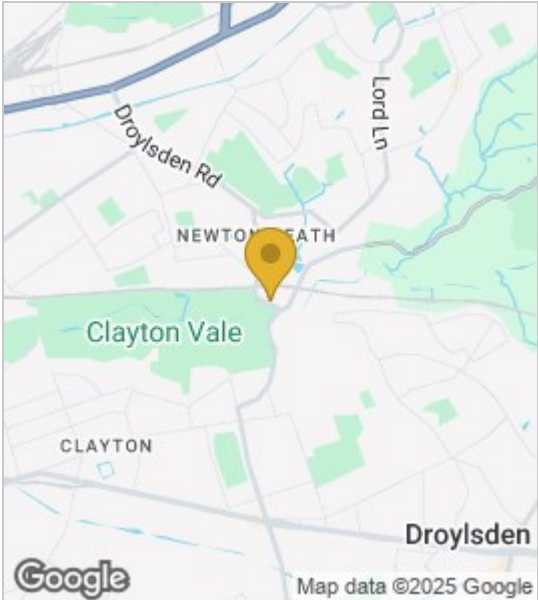
Cousins estate agents are delighted to welcome to the market this well-presented three-bedroom semi-detached home, situated in the ever-popular residential area of Clayton Bridge. This much-loved property has been a happy family home for many years and is in ready-to-move-into condition, ideal for first-time buyers, families, or those looking to upsize.



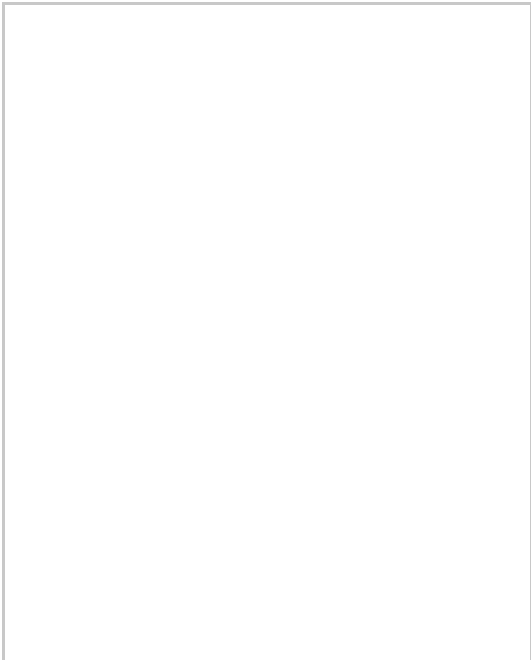


- LOUNGE
- KITCHEN/DINER
- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM

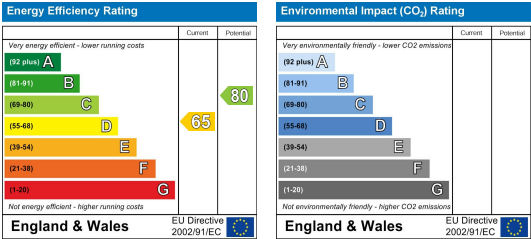
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

