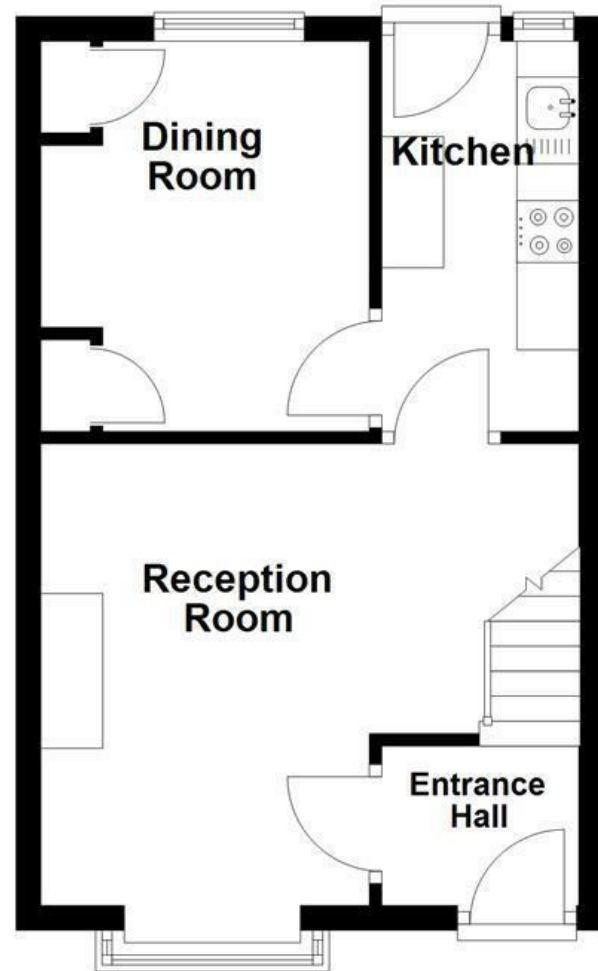
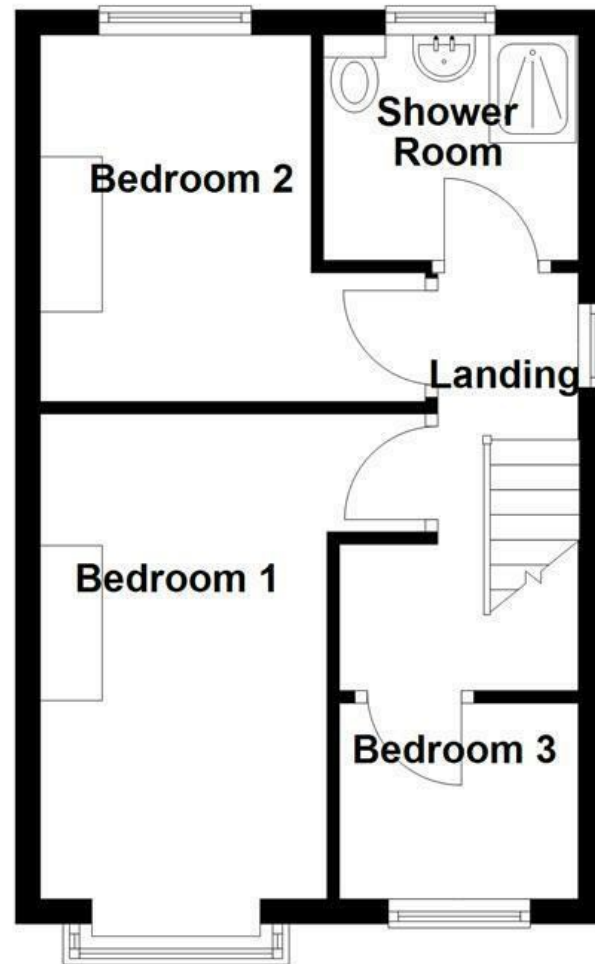


Ground Floor



First Floor



## Bright Street, Manchester, M26 2XX

£150,000

CHARMING THREE BEDROOM QUASI SEMI DETACHED PROPERTY

Located in the sought-after area of Bright Street, Radcliffe, Manchester, this charming quasi-semi-detached house offers a delightful blend of comfort and space. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra room for guests or a home office.

Upon entering, you are welcomed into a spacious lounge that exudes warmth and invites relaxation. The lounge seamlessly flows into a dining room, creating an ideal space for entertaining friends and family. The kitchen is conveniently located, making meal preparation a joy while allowing for easy interaction with guests in the adjoining dining area.

The property boasts a well-appointed shower room, ensuring convenience for all residents. Upstairs, the three bedrooms are generously sized, providing ample space for personalisation and comfort.

One of the standout features of this home is the lovely rear garden, which offers a tranquil outdoor space for relaxation, gardening, or children's play. It is an excellent spot for enjoying sunny afternoons or hosting summer barbecues.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Bright Street, Manchester, M26 2XX

£150,000



- Tenure Leasehold
- On Street Parking
- Bursting With Potential
- Viewing Recommended
- Council Tax Band B
- Ideal Investment Opportunity
- Sought After Location And Close To Local Amenities
- EPC Rating D
- Three Generously Sized Bedrooms
- Envious Garden Space

## Ground Floor

### Entrance

UPVC frosted door to entrance hall.

### Entrance Hall

5'3 x 4'3 (1.60m x 1.30m)

Central heating radiator, meter cupboard, smoke alarm, picture rail, stairs to first floor, door to reception room and wood effect laminate flooring.

### Reception Room

12'3 x 10'2 (3.73m x 3.10m)

UPVC double glazed box window, central heating radiator, coving, gas fire, smoke alarm, door to kitchen and wood effect laminate flooring.

### Kitchen

12'11 x 5'3 (3.94m x 1.60m)

UPVC double glazed window, central heating radiator, UPVC frosted door to rear, door to dining room, wood panel wall and base units, wood effect work top, stainless steel sink and drainer, space for freestanding oven, plumbed for washing machine, space for fridge freezer and part tiled elevation.

### Dining Room

10'4 x 8'8 (3.15m x 2.64m )

UPVC double glazed window, central heating radiator, storage, picture rail and wood effect flooring.

## First Floor

### Landing

7'2 x 5'6 (2.18m x 1.68m)

UPVC frosted window, loft hatch, smoke alarm, doors to three bedrooms and shower room.

### Bedroom One

12'10 x 9'3 (3.91m x 2.82m)

UPVC double glazed box window and central heating radiator.

### Bedroom Two

10'2 x 9'10 (3.10m x 3.00m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

6'10 x 6'6 (2.08m x 1.98m)

UPVC double glazed window and central heating radiator.

## Shower Room

6'8 x 5'11 (2.03m x 1.80m)

UPVC frosted window, central heating radiator, coving, low flush WC, pedestal wash basin, walk in direct feed shower, part tiled elevation and wood effect flooring.

## External

### Rear

Enclosed laid to lawn garden, paved patio, bedding areas, mature shrubbery, greenhouse and wood effect plastic shed.

### Front

Enclosed paved courtyard.



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