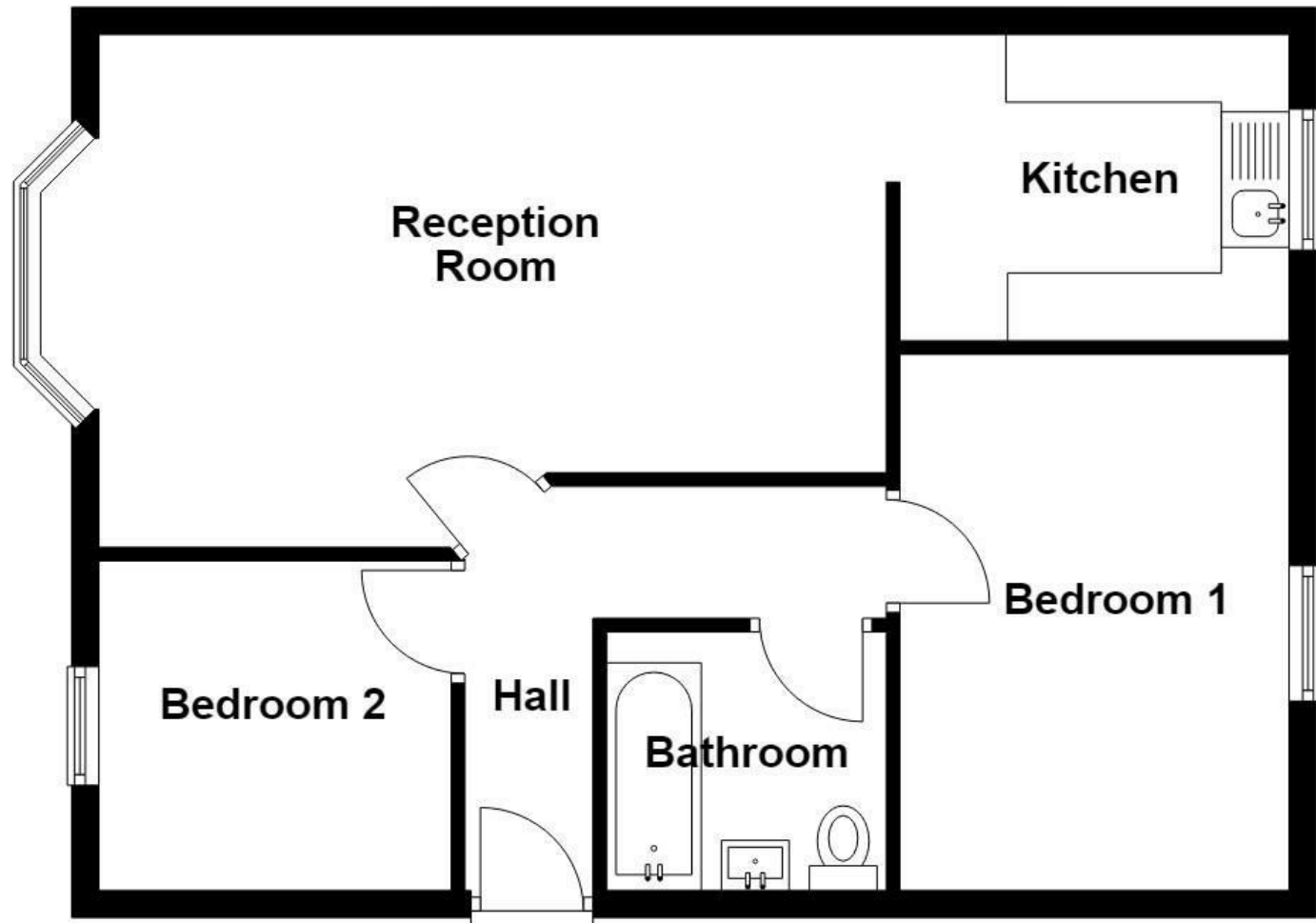


Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	85
(55-68) D		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Brattice Drive, Manchester, M27 8WG

Offers Over £140,000

Nestled in the desirable area of Brattice Drive, Pendlebury, Swinton, Manchester, this stunning modern two-bedroom apartment offers a perfect blend of comfort and contemporary style. Upon entering, you are greeted by a spacious reception room that provides an inviting atmosphere, ideal for both relaxation and entertaining guests.

The apartment boasts two well-proportioned bedrooms, each designed to maximise space and natural light, making them perfect for restful nights. The modern bathroom features sleek finishes, ensuring a stylish and functional space for your daily routines.

One of the standout features of this home is the allocated parking space, a rare find in such a convenient location, providing both ease and peace of mind. The modern finishes throughout the apartment enhance its appeal, creating a chic and sophisticated environment that is ready for you to move straight into.

Situated in a popular residential development, the property is ideally located close to a range of local amenities, well-regarded schools and excellent transport links, making it an ideal choice for first-time buyers, professionals or those looking to downsize.

In summary, this modern two-bedroom apartment on Brattice Drive presents a fantastic opportunity to acquire a stylish and well-presented home in a thriving area of Manchester. Early viewing is highly recommended.

Brattice Drive, Manchester, M27 8WG

Offers Over £140,000

2 1 1 C

- Two Bedroom Apartment
- Beautifully Presented Throughout
- Allocated Off Road Parking
- Tenure - Leasehold
- Spacious Reception Room
- Ideal First Time Buy Or Downsize
- EPC Rating - C
- Modern Fitted Kitchen
- Excellent Transport Links
- Council Tax Band - B

Apartment

Entrance Hall

11 x 8'9 (3.35m x 2.67m)

Reception Room

19'1 x 11'10 (5.82m x 3.61m)

Kitchen

9'4 x 7'5 (2.84m x 2.26m)

Bedroom One

12'1 x 9'6 (3.68m x 2.90m)

Bedroom Two

8'9 x 8'7 (2.67m x 2.62m)

Bathroom

6'9 x 5'11 (2.06m x 1.80m)

External

Laid to lawn gardens, bedding areas, designated parking space.

