



## Brighton Range, Manchester, M18 7LP

**Offers over £235,000**

This deceptively spacious three-bedroom mid-terrace property is offered for sale with no vendor chain and presents an excellent opportunity for first-time buyers. Recently refurbished, this home is situated in a desirable and well-connected location, providing convenient access to Manchester city centre and within close proximity to the open green spaces of Debdale Park.

The accommodation is arranged over three levels and briefly comprises a porch leading into the entrance hall, a bright and welcoming lounge which opens through to a dining room, creating a generous open-plan living space that continues into the kitchen, ideal for modern day living and entertaining. To the first floor are three bedrooms, two of which are double bedrooms and a family bathroom, offering flexible accommodation for a range of buyers.

The basement provides two useful cellar rooms, offering excellent potential for storage.

Externally, the property benefits from a forecourt garden to the front and an enclosed yard to the rear, providing low-maintenance outdoor space.

Once completed, this will be a well-presented and versatile home in a popular area, ideally suited to buyers seeking a property they can move straight into and enjoy.



## GROUND FLOOR

### Porch

Double doors to the front, door leading to:

### Hall

Radiator, stairs leading to first floor, door leading to:

### Lounge

12'0" x 11'6" (3.66m x 3.50m)

Double glazed bay window to front, radiator, open plan to:

### Dining Room

13'2" x 10'11" (4.02m x 3.32m)

Double glazed window to rear, radiator, open plan to:

### Kitchen

17'6" x 7'5" (5.33m x 2.26m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, space for fridge/freezer and cooker, double glazed window to rear, door leading out to rear.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

12'0" x 11'6" (3.67m x 3.50m)

Double glazed window to front, radiator.

### Bedroom 2

13'2" x 12'0" (4.02m x 3.67m)

Double glazed window to rear, radiator.

### Bedroom 3

8'10" x 6'6" (2.70m x 1.99m)

Double glazed window to front, radiator.

### Bathroom

6'9" x 7'2" (2.07m x 2.18m)

Three piece suite comprising bath, wash hand basin and low-level WC, double glazed window to rear, radiator.

## BASEMENT

### Cellar

11'9" x 10'10" (3.58m x 3.31m)

### Cellar

7'11" x 6'3" (2.41m x 1.90m)

## OUTSIDE

Forecourt garden to the front. Enclosed yard to the rear.

## DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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