

EPC:
Waiting

Brakesmere Grove, MANCHESTER, Lancashire

Guide Price: £320,000

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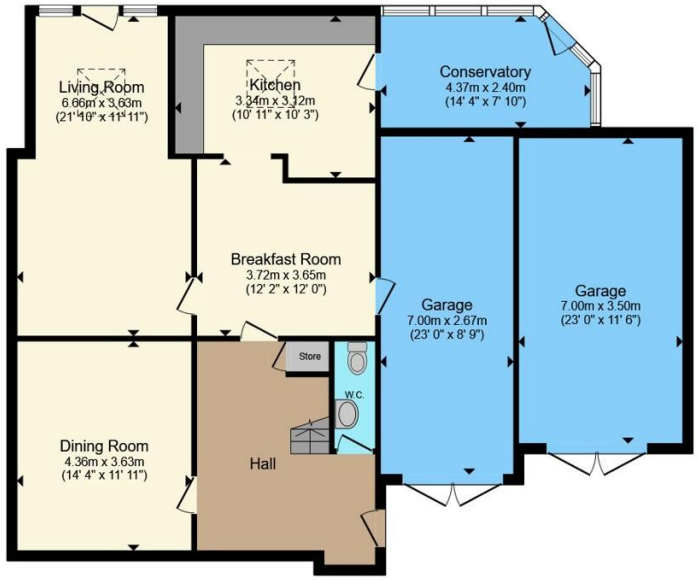
This substantial four-bedroom semi-detached home occupies an exceptionally generous plot and offers excellent development potential, subject to the necessary planning permissions. Located in a highly desirable residential area, the property presents a fantastic opportunity for buyers seeking a spacious family home with scope for future expansion and added value.

Well presented throughout, the accommodation has already been enhanced by a rear extension, creating generous and versatile living space ideal for modern family life. The welcoming entrance hallway provides access to a convenient downstairs WC, a comfortable lounge, and the impressive open-plan kitchen and dining area. This sociable space is centred around a charming exposed brick fireplace with a real log-burning stove and benefits from French doors opening onto the rear garden.

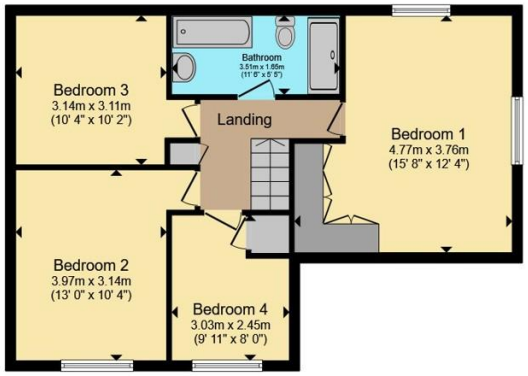
To the first floor, the property offers four well-proportioned bedrooms, one of which is currently utilised as a study, providing flexibility for home working, guest accommodation or a nursery. These are complemented by a spacious family bathroom, making the layout perfectly suited to growing families and those requiring adaptable living arrangements.







Ground Floor



First Floor

Total floor area 198.8 m² (2,140 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by PropertyBox

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Council Tax Band: **TBC**

Tenure: **Leasehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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