



13 Brookfield Road
Crumpsall M8 5SE
Asking Price £175,000

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13 Brookfield Road

Crumpsall M8 5SE

Asking Price £175,000

A Three bedroom mid terrace requiring modernisation 'NO ONWARD CHAIN'

Situated within an established residential area with local shops just around the corner this sizeable property which is approx. 914 Sq. Ft requires modernisation. It does have gas central heating with modern radiators and boiler. the accommodation offers is as follows.

Entrance hall, lunge, dining room, kitchen, landing , three bedrooms, bathroom /courtside is a small front garden and an enclosed rear courtyard.

Once bought up to date it will provide a lovely home which would suite either a first time buyer/ DIY enthusiast or landlord looking to increase their portfolio.

Lettings comparable are showing between £1150 to £1300 per month depending on final finish.

The property lies in a convenient position for the M60 Motorway, Heaton Park and the city centre.

- Updating Required
- Gas central heating
- Two reception rooms
- Three Bedrooms
- Rear Courtyard
- No onward chain
- Floor area 914 sq ft

Tenure: Freehold
Council Tax: Manchester City Council. A

Entrance Hall
Radiator

Lounge
13'05 x 10'5
Tiled fire place, gas point, meter cupboard, radiator

Dining Room
12 x '11'7
Fireplace, Radiator

Kitchen
11'8 x 9'3
fitted cupboards, extractor hood, Radiator, cupboard under the stairs

Landing

Bedroom One
14'3 x 10'8
Cast Iron Fireplace, radiator

Bedroom Two
10'5 x 9'3
Cast Iron fireplace, radiator

Bedroom Three
7'4 x 6'2
Wall mounted boiler, radiator

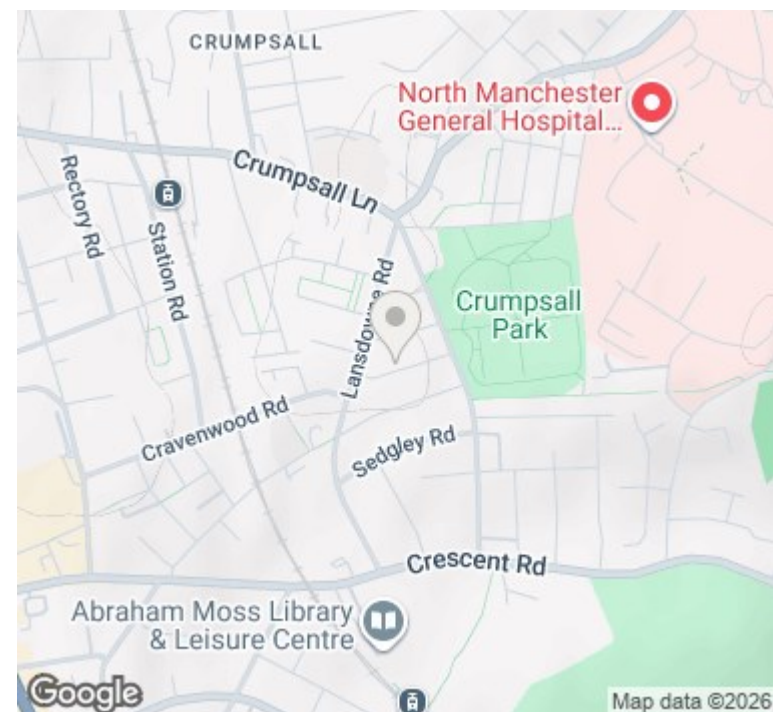
Bathroom/ WC
8'9 x 3'8
Panelled bath, wash basin, low level WC

Outside
Enclosed rear yard,
Small gated front garden





To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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