



Brandforth Road, Cheetham Hill, Manchester, M8

£500,000

6 bedroom detached house for sale | Leasehold

Lancashire Properties are delighted to present this six bedroom with three bedroom detached property for sale on Brandforth Road, M8. Ideally suited with the following benefits:

- Easy access to property of Main Cheetham Hill Road via Hazelbottom Road.
- Near to various local amenities situated within Manchester Fort Shopping Park which includes brands such as Lidl, Boots and M&S Simply Food.
- Centrally located to various Primary and Secondary Schools such as Oasis Academy and many others.
- Excellent bus network on Main Cheetham Hill Road connecting to Manchester City Centre.

Briefly comprising of a two living rooms, a third living with dining space, kitchen, and a three piece bathroom on the ground floor; whereas, there are four bedrooms and a second three pice bathroom on the first floor; whereas, there are two bedrooms and a third three piece bathroom on the second floor. Property is fully double glazed and gas central heated. Externally, there is a rear garden to enjoy sunny british weather and a front driveway space.

Tenure: Leasehold
Term: 250 years from 2007
Ground Rent: TBC
Service Charge: TBC

Dimensions are as follows:

Ground Floor -

Living Room 1 (2.5m X 5m)
Double glazed window to the front aspect. Carpeted floor. Ceiling light point. Electric points. Heating radiator.

Living Room 2 (3.1m X 5m)
Double glazed window to the front aspect. Laminate floor. Ceiling light point. Electric points. Heating radiator.

Kitchen (6.2m X 2.6m)
Double glazed window to the right aspect. Laminate floor. Ceiling light point. Electric points. Heating radiator. Fitted is a range of wall & base units with worktop incorporating a bowl sink with mixer tap.

Living Room 3 with Dining (7.9m X 3.6m)
Double glazed window to the rear aspect. Double glazed patio door to garden. Laminate floor. Ceiling light point. Electric points. Heating radiator.

Bathroom 1 (1.5m X 2.3m)
Double glazed window to the left aspect. Ceiling light point. Toilet, Wash basin. Shower unit.

First Floor -

Bedroom 1 (4.1m X 3.9m)
Double glazed window to the front aspect. Carpeted floor. Ceiling light point. Electric points. Heating radiator.

Bedroom 2 (2.8m X 3.3m)
Double glazed window to the front aspect. Carpeted floor. Ceiling light point. Electric points. Heating radiator.

Bedroom 3 (2.8m X 3.1m)
Double glazed window to the rearaspect. Carpeted floor. Ceiling light point. Electric points. Heating radiator.

Bedroom 4 (2.8m X 2m)
Double glazed window to the rear aspect. Carpeted floor. Ceiling light point. Electric points. Heating radiator.

Bathroom 2 (2.1m X 1.6m)
Double glazed window to the rear aspect. Ceiling light point. Toilet, Wash basin. Bathtub with shower mixer.

Second Floor -

Bedroom 5 (2.8m X 2.3m)
Skylight. Carpeted floor. Ceiling light point. Electric points.

Bedroom 6 (3.4m X 3.6m)
Double glazed window to the right aspect. Carpeted floor. Ceiling light point. Electric points.

Bathroom 3 (1.7m X 2.3m)
Double glazed window to the rear aspect. Ceiling light point. Toilet, Wash basin. Shower unit.

Notice:

The above property details should be considered as a general guide only for prospective purchasers. Lancashire Properties does not have any authority to give any warranty in relation to the property. We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment.

If double glazing has been stated in the details , the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property.

We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order.

While we endeavour to make our property details accurate and reliable, if there is any point, which is of particular interest to you, please contact the office and we will be pleased to check the information.

Council Tax Band: D (Manchester City Council)

Tenure: Leasehold (250 years)



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

