



## 3 bed semi-detached house to buy in M19

Brookthorpe Avenue, Manchester, Greater Manchester, M19 1AD

**£255,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Sold With Tenant - £16,800 Per Annum Income
- ✓ Three Double Bedrooms
- ✓ Highly Sought After Location
- ✓ Off Road Parking & Garage

## Key Information

- ✓ Council Tax: Band C
- ✓ Heating supply: Gas

## Description

Investment Opportunity – Tenant in Situ –

Situated within a popular residential location, this three-bedroom semi-detached property on Brookthorpe Avenue presents an excellent opportunity for landlords and investors alike.

The property is being sold with a long-term tenant in situ, providing immediate rental income from completion. The current tenant has occupied the property for a number of years, maintains the home well, and has expressed a strong desire to remain long term, offering stability and continuity for any prospective investor.

Internally, the accommodation briefly comprises an entrance hallway, spacious lounge, fitted kitchen/dining area, three well-proportioned bedrooms, and a family bathroom. Externally, the property benefits from gardens to the front and rear along with off-street parking.

Located close to local amenities, schools, transport links and commuter routes into Manchester city centre, the property is well positioned for continued rental demand.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £255,000

Property Type: Semi-detached house

Parking: Off Street, Driveway

Heating: Gas

## Externally:

Flag paved front garden with gated access to driveway.  
Enclosed rear garden with lawn, mature trees and shrubs, paved patio and garage.



## Living Room

4.00m x 3.94m (13'1" x 12'11")

UPVC double glazed bay fronted window to front elevation,  
carpet, radiator and ceiling light point.



## Rear Reception Room

3.70m x 3.63m (12'1" x 11'10")

UPVC double glazed patio door to rear elevation, carpet, radiator  
and ceiling light point



## Kitchen

4.67m x 2.16m (15'3" x 7'1")

uPVC double glazed windows to rear and side elevation,  
linoleum flooring, ceiling light point, radiator, a range of base and



## Bathroom

2.30m x 2.16m (7'6" x 7'1")

uPVC double glazed window to side elevation, tiled flooring and  
walls, low level wc, pedestal hand wash basin and corner bath  
with wall mounted electric shower.



## Bedroom 1

3.80m x 3.05m (12'5" x 10'0")

uPVC double glazed window to front elevation, carpet, radiator and ceiling light point.



## Bedroom 2

3.25m x 3.15m (10'7" x 10'4")

uPVC double glazed window to rear elevation, carpet, radiator and ceiling light point.



## Bedroom 3

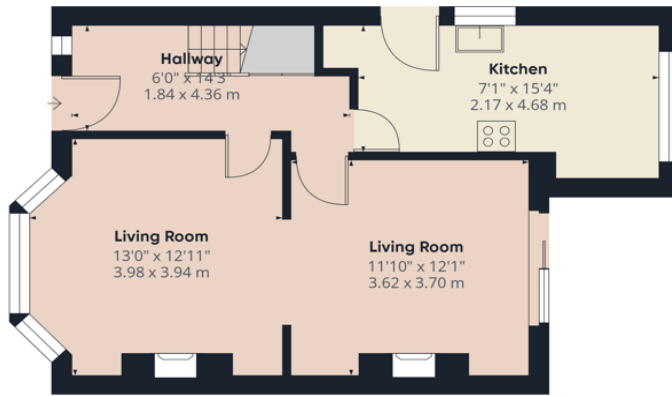
2.70m x 2.24m (8'10" x 7'4")

uPVC double glazed window to front elevation, carpet, radiator and ceiling light point.



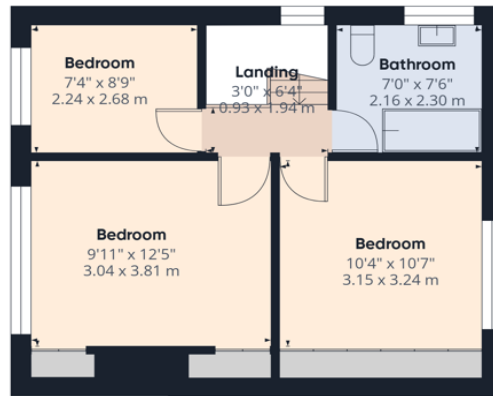
## Rear Garden





Ground Floor

Approximate total area<sup>(1)</sup>  
916 ft<sup>2</sup>  
85.1 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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