



Price £190,000

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18 Brookside Crescent, Manchester, M24 1RP

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- Opportunity To Extend
- Mid Terrace Property
- Three Bedrooms
- Lounge
- Kitchen Diner
- Family Bathroom
- Substantial Rear Garden
- Deceptively Spacious
- Popular Residential Area
- Viewing Highly Recommended

This deceptively spacious three bedroomed, mid terrace property benefits from a substantial rear garden which would allow the property to be extended to the rear without compromising the garden space. The property is situated in a popular residential area of Alkington within easy access of local shops and schools, public transport links including Mills Hill train station and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, lounge, dining kitchen, three bedrooms and bathroom. Externally to the front of the property is a lawned garden and pathway, whilst to the rear of the property is a substantial size garden with decked patio and lawned garden beyond. The property further benefits from UPVC double glazing and gas central heating, viewing of the property is highly recommended.

#### INTERNAL ACCOMMODATION:

**ENTRANCE HALL :** Via a UPVC double glazed entrance door with radiator and stairs leading to the first floor.

**LOUNGE :** With radiator, understairs storage cupboard and UPVC double glazed bay window.





**KITCHEN DINER :** Range of wall and base units, integrated oven with four ring gas hob and extractor hood above, stainless steel sink unit with mixer tap, plumbed for washing machine and dryer, tiled flooring, radiator, two UPVC double glazed windows and UPVC double glazed door to rear garden.



**LANDING :** Loft access hatch with loft ladders and leading to a fully boarded loft with power.

**BEDROOM ONE :** Rear double bedroom with built in cupboard, radiator and UPVC double glazed window.



**BEDROOM TWO** : Front double bedroom with radiator and UPVC double glazed window.



**BEDROOM THREE** : Front bedroom with radiator and UPVC double glazed window.



**BATHROOM** : Comprising of bath with overhead shower, sink and WC, fully tiled walls and floor, towel radiator and UPVC double glazed window.





OUTSIDE : Externally to the front of the property is a lawned garden and pathway, whilst to the rear of the property is a substantial size garden with decked patio and lawned garden beyond.



FLOOR PLAN – To be added.

# Energy Performance Certificate

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavor to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property.