



## 40 Briscoe Lane Manchester, M40 1JX

\*FOR SALE BY ONLINE AUCTION. Starting £130,000. Terms and Conditions apply.\* ATTENTION INVESTORS. This three bedroomed end terraced property located in Newton Heath, Manchester is ideal for commuters being less than 4 miles from the Manchester City Centre and motorway access. The property is well serviced by an abundance of local amenities and public transport links. Nearby are outdoor spaces such as Clayton Vale, Etihad Stadium and Sport City. Currently being offered with tenant in situ attracting £783pcm. Briefly comprising of Lounge, dining room and kitchen to the ground floor, with three bedrooms and a bathroom to the first floor. Outside is a private enclosed yard.



**3 bedrooms**

**2 reception rooms**

**kitchen extension**

**Fitted bathroom**

**Private rear yard**

**Sitting Tenant**

**End Terraced**

**Auction guide price £130,000**

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## Lounge 11' 11" x 11' 1" (3.62m x 3.39m)

Entrance vestibule. Meter cupboard. Double doors leading to the dining room.

## Dining Room 15' 5" x 11' 2" (4.71m x 3.40m)

Large dining room with storage under the stairs. Stairs to the first floor accommodation and door to the kitchen.

## Kitchen 8' 3" x 6' 6" (2.52m x 1.99m)

Door to rear yard. Combi boiler.

## Bedroom 1 12' 0" x 11' 1" (3.65m x 3.39m)

Large bedroom to the front elevation with storage cupboard.

## Bedroom 2 6' 11" x 8' 5" (2.11m x 2.57m)

## Bedroom 3 8' 2" x 6' 2" (2.50m x 1.881m)

## Bathroom 5' 7" x 8' 4" (1.70m x 2.53m)

Panel bath with electric shower above. Vanity wash hand basin. Low level W/c.

## Tenure

We are advised this is Freehold with no further details provided. Please confirm with solicitors.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. It is not intended to be used as a basis for any offer or agreement. The agent, its agents and employees accept no liability for any error or omission. Measurements are to the internal face of walls and doors unless otherwise stated. All dimensions are in metres. ©2022

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

