



20 Brightman Street, Manchester, M18 8GN
£115,000

*****GREAT INVESTMENT, GREAT HOME****** This is a great opportunity to buy a good three bedroom terraced property with a tenant wanting to stay in the property. This property has a good location, close to the train station and good schools locally. The property has two reception rooms, the rear room is an open plan dining kitchen. to the first floor are the three bedrooms and the modern tiled family bathroom. This property has been well maintained and is ready for you to take over from the current landlord. Book your viewing now to avoid disappointment.



Lounge
11'1" x 14'8" (3.4 x 4.49)

Dining Room
13'1" x 11'3" (4 x 3.45)

Kitchen
5'1" x 11'9" (1.56 x 3.60)

Bathroom
5'1" x 5'11" (1.55 x 1.81)

Master Bedroom
13'1" x 16'4" (4. x 5)

Second Bedroom
14'3" x 13'1" (4.36 x 4)

Third bedroom
9'10" x 6'10" (3 x 2.10)

sales disclaimer

DISCLAIMER These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services,

including gas central heating* and so cannot verify they are in working order or fit for their purpose.

Sales Money Laundering

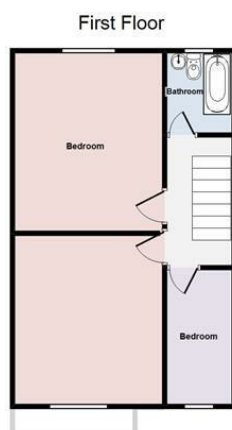
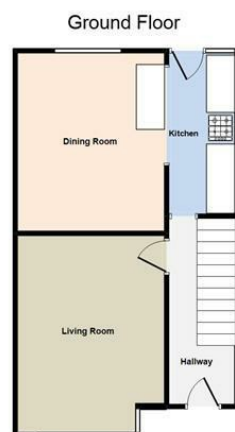
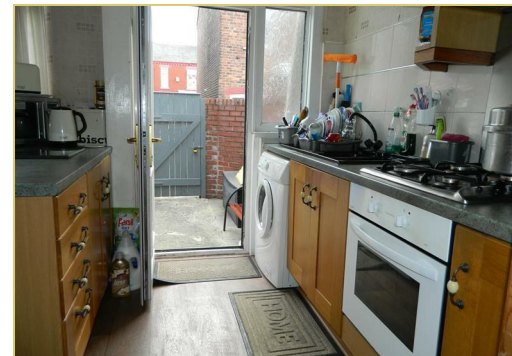
MONEY LAUNDERING If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001)

sales thinking of selling

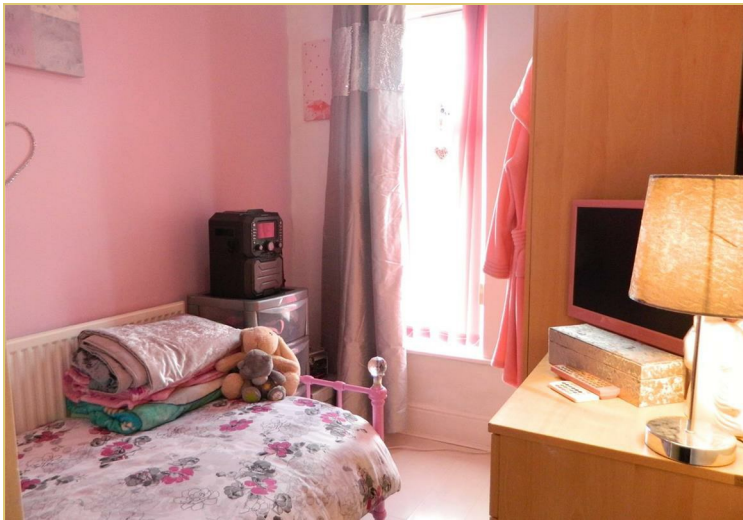
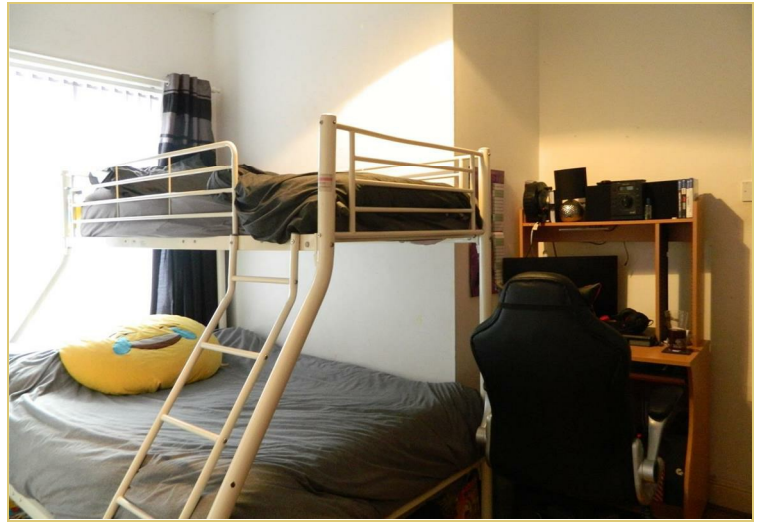
THINKING OF SELLING If you are thinking of selling, renting or buying a home, we would be delighted to arrange an appointment at your convenience to visit you in your home to offer advice and a practical, professional marketing service without obligation.

sales opening hours

OPENING HOURS We are open 6 days a week. Monday - Wednesday 9.30am - 6.00pm, Thursday 9.30am - 8.00pm, Friday 9.30am - 5.00pm, Saturday 9.30am - 3.00pm.



Although every effort has been made to ensure the accuracy of this floor plan, we cannot accept any responsibility for errors. This floor plan was created using software provided by Quick Floor Plans Ltd.



Energy Efficiency Rating	
Current	Potential
	84
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
	84
England & Wales	EU Directive 2002/91/EC

Sanderson
James