



### 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

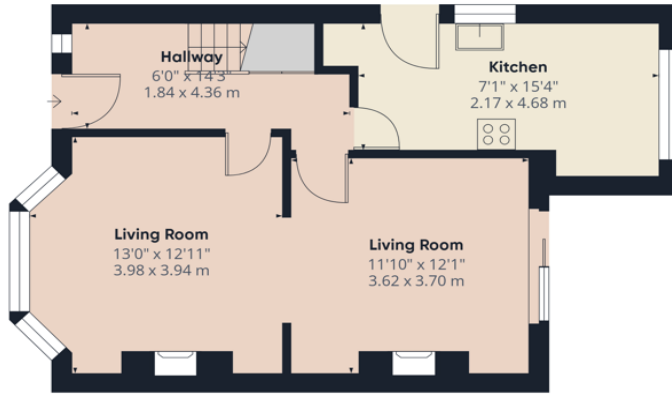
2.70m x 2.24m (8'10" x 7'4")

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

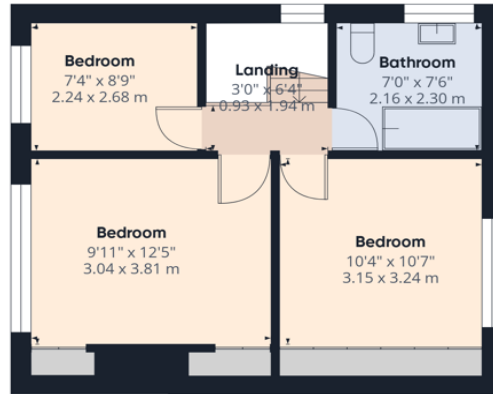


## Rear Garden





Ground Floor



Floor 1

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

(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



Brookthorpe Avenue, Manchester, Greater Manchester, M19 1AD

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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