



36 BROMPTON ROAD MANCHESTER, M14 7GA

£265,000

Situated in a popular residential location within Fallowfield, this spacious four-bedroom end terrace property offers fantastic potential for both investors and owner occupiers looking to create a superb family home. Having previously been tenanted, the property would benefit from a degree of modernisation and cosmetic improvement, however it provides generous accommodation across three floors and represents an excellent opportunity to add value. The ground floor briefly comprises an entrance hallway leading into two well-proportioned reception rooms, offering flexible living and dining space. To the rear is a spacious open plan kitchen diner with ample room for entertaining and family living. To the first floor are two good sized bedrooms alongside a family bathroom. The loft has been converted to create two further double bedrooms along with an additional bathroom, making the property ideal for larger families, sharers or buy-to-let investors. Externally, the property benefits from being end terrace, offering added privacy and side access potential. The home is conveniently positioned close to a wide range of local amenities including shops, supermarkets, cafes and restaurants along Wilmslow Road and Ladybam Lane. Excellent transport links provide easy access into Manchester City Centre, whilst nearby universities and hospitals including Manchester Royal Infirmary and The University of Manchester make the location particularly attractive for both professionals and students alike. Local schools, parks and bus routes are all within easy reach.



