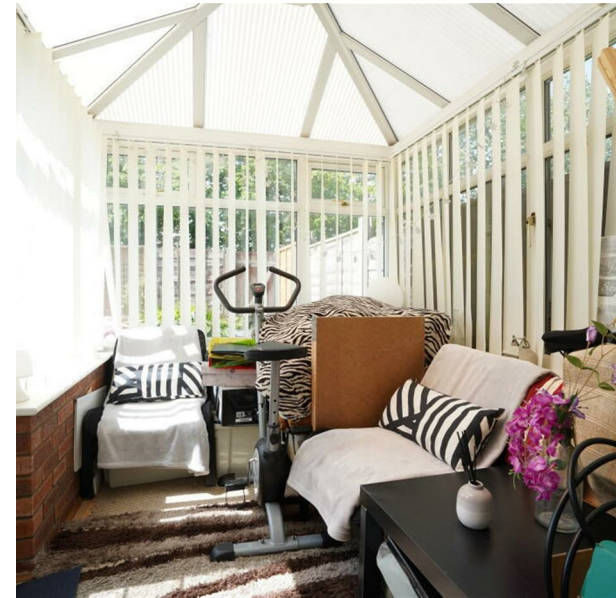


Bracewell Close, Manchester, M12 5WQ

Offers Over £220,000

Council Tax Band: A



Nestled in the charming area of Bracewell Close, Manchester, this well-presented two-bedroom mid-terrace home offers a delightful blend of comfort and modern living. Built in 1985, the property spans an inviting 560 square feet, making it an ideal choice for first-time buyers, small families, or those seeking a cosy retreat.

Upon entering, you are greeted by two spacious reception rooms that provide ample space for relaxation and entertaining. The layout is thoughtfully designed, allowing for a seamless flow between the living areas. Natural light floods the rooms, creating a warm and welcoming atmosphere.

The property features two well-sized bedrooms, perfect for restful nights and personal space. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this home is the charming conservatory, which extends the living space and offers a tranquil spot to enjoy the garden views throughout the seasons. The garden itself is a lovely outdoor area, ideal for gardening enthusiasts or simply enjoying a peaceful afternoon in the sun.

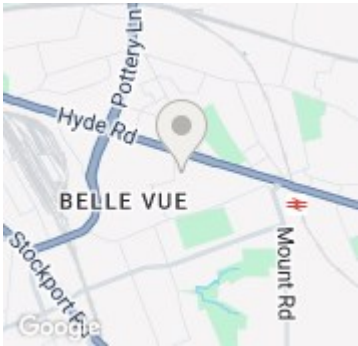
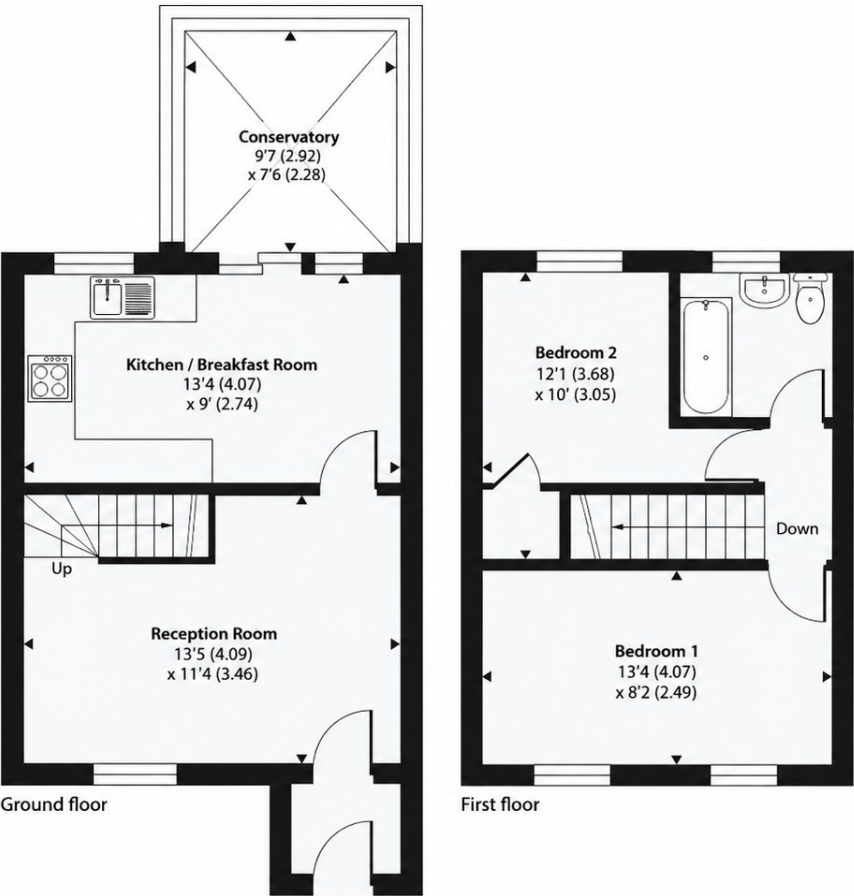
This freehold property not only provides a comfortable living environment but also the freedom to make it your own. With its prime location in Manchester, you will find yourself within easy reach of local amenities, schools, and transport links, making it a practical choice for everyday living.

In summary, this two-bedroom terraced house on Bracewell Close is a wonderful opportunity for those looking to settle in a friendly neighbourhood while enjoying the benefits of a well-maintained home. Don't miss the chance to make this delightful property your own.



Open House North

Approximate Area = 656 sq ft / 60.9 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	