



156 Broadway Manchester, M40 3WN

Beautiful 3-Bedroom Semi-Detached Home in New Moston. This charming property offers a perfect blend of style, comfort, and practicality. The ground floor comprises an inviting entrance hall, a spacious lounge featuring a bay window and fireplace, a dining room with French doors opening onto the garden, and a modern fitted kitchen. Upstairs, the master bedroom benefits from fitted wardrobes, alongside a second double bedroom and a third single bedroom. You'll also find a contemporary three piece bathroom. Externally, the property boasts a driveway and front garden, with a generous rear garden featuring a large lawn and a patio area — ideal for outdoor entertaining or family activities. Perfect for a growing family, this home is also excellent for commuters, with convenient access to the train, Metrolink, and the M60 motorway.



No Chain

3 bedrooms

Feature windows

Large rear garden

Beautiful kitchen / diner

Driveway

Well presented throughout

Offers Over £260,000

Entrance Hall 13' 9" x 5' 4" (4.20m x 1.63m)
Welcoming entrance hall with tiled flooring and carpeted stairs, complete with convenient under-stair storage.

Lounge 12' 2" x 11' 11" (3.70m x 3.62m)
Cody lounge, featuring a beautiful bay window with a chimney breast feature and double doors for entry.

Kitchen/Diner 11' 5" x 18' 0" (3.47m x 5.48m)
Open-plan kitchen diner with modern fitted cupboards and marble tile flooring, offering more than enough space for a dining table.

Bedroom One 12' 4" x 8' 9" (3.76m x 2.67m)
Spacious master bedroom with built-in wardrobes.

Bedroom Two 8' 7" x 10' 6" (2.62m x 3.19m)
Second bedroom, bright and spacious, with plenty of natural light.

Family Bathroom 5' 8" x 7' 0" (1.72m x 2.14m)
Three-piece bathroom suite, featuring a shower over the bath with a glass screen, tiled floors, and tiled walls.

Bedroom Three 7' 7" x 7' 1" (2.32m x 2.17m)
Third bedroom, a versatile space that could be used as a bedroom, home office, or study.

Rear Garden
Rear garden with a patio area and a generous lawn, perfect for outdoor entertaining.



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.

