



GASCOIGNE HALMAN

10 BROXBOURNE CLOSE, WEST DIDSBURY

THE AREAS LEADING ESTATE AGENT



10 BROXBOURNE CLOSE, WEST DIDSBURY

£595,000

A superb and immaculately presented three bedroom semi-detached property still in its infancy situated on the impressive green walk development constructed by the reputable PJ Livesey Group boasting high specification accommodation throughout. Stylish kitchen with Neff appliances, Stunning open plan Living/dining room with bi-fold doors, bespoke luxury bathrooms, private south facing garden, under-floor heating, off-road parking, located close to West Didsbury Village and easy access to Manchester City centre.



There is easy access to West Didsbury Village catering for everyday requirements where there is a wide range of restaurants, bars and boutiques. For the commuter Manchester City Centre lies approximately five miles away and is readily accessible via means of frequent bus services routed along either Burton Road or Wilmslow Road (A5145). Access to the National Motorway Network is also nearby and the property is within close proximity to many popular schools catering for children of all ages. The Metrolink Station on Lapwing Lane will provide easier access into Manchester City Centre and the Media City.



An outstanding three bedroom semi-detached property on the highly regarded Green Walk development constructed by PJ Livesey offering stylish accommodation with high specification fixtures and fittings.

Internally the property comprises:- welcoming hallway with luxury wc and underfloor heating to both. Superb modern kitchen with integrated Neff appliances, upgraded electric induction hob, Quooker hot tap and underfloor heating. Impressive open/plan living dining room which enjoys Bi-fold doors opening to the rear garden.

To the first floor there are three bedrooms, two having been upgraded to the premium specification with luxury carpets, fitted wardrobes and the master enjoying a stunning en-suite shower room. In addition to the first floor there is a contemporary bespoke stylish bathroom.

Externally the property offers a double driveway, gated side access which leads to a good-size private South facing garden. The property comes with a 10 year premier guarantee.

DIRECTIONS

M20 2NP

LIVING/DINING ROOM

19' (5.79m) x 16'6 (5.03m)

KITCHEN

15'7 (4.75m) x 8'10 (2.69m)

BEDROOM 1

14'2 (4.32m) x 8'11 (2.72m)

EN-SUITE

8' (2.44m) x 4'7 (1.4m)

BEDROOM 2

13'8 (4.17m) x 8'7 (2.62m)

BEDROOM 3

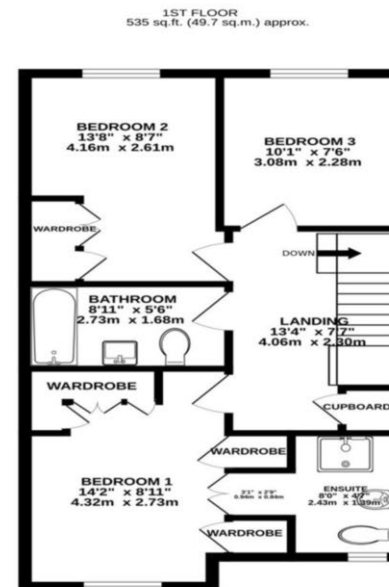
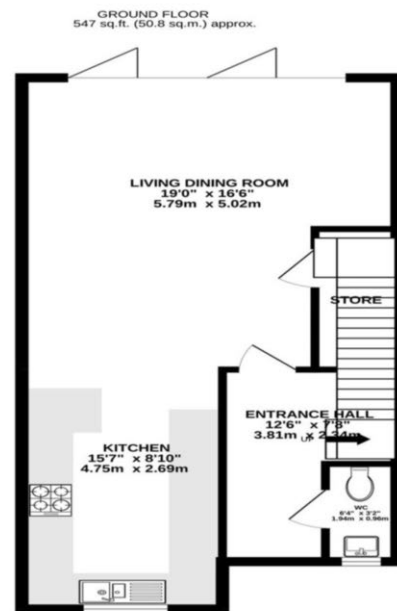
10'1 (3.07m) x 7'6 (2.29m)

BATHROOM

8'11 (2.72m) x 5'6 (1.68m)

TENURE

Freehold



TOTAL FLOOR AREA : 1082 sq.ft. (100.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2023

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

DIDSBURY OFFICE

0161 445 7474

didsbury@gascoignehalman.co.uk

Elm House, 739 Wilmslow Road, Didsbury, M20 6RN

**GASCOIGNE
HALMAN**