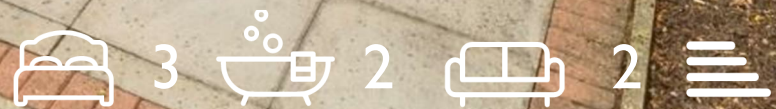




HUNTERS[®]
HERE TO GET *you* THERE



Brookfield Drive, Manchester

£425,000



Situated on a large, private plot surrounded by mature trees, this beautiful and spacious three-bedroom detached family home is perfectly located on the highly sought-after Brookfield Drive. Boasting a prime position, it offers the ideal balance of peaceful living with easy access to local amenities.

Internally, the property is thoughtfully laid out to suit modern family life. A welcoming entrance hall leads to a generous dining room at the front of the property, complete with a charming bay window that fills the space with natural light. The hallway flows into a spacious lounge, perfect for relaxing or entertaining, which enjoys views over the mature gardens. To the rear, the home has a great sized kitchen and dining area overlooking the rear garden. A handy downstairs WC and A large garage complete the ground floor.

Upstairs, there are three well-proportioned bedrooms. The principal bedroom is notably spacious, offering flexibility for fitted furniture if desired, while the second double bedroom is equally generous. A third bedroom provides the perfect space for a nursery, home office or guest room. A modern family bathroom and a separate WC ensure practicality for busy households.

Externally, the property is a true standout. It occupies a superb private plot with beautifully maintained gardens, mature trees providing privacy and shade, and plenty of space for children to play or for outdoor entertaining. The large driveway provides ample off-road parking in addition to the attached garage.

Brookfield Drive is ideally positioned within walking distance of two excellent primary schools, a local park, shops, restaurants, family-friendly pubs, and trendy bars. The beautiful Bridgewater Canal is just a short stroll away, offering picturesque walks into nearby Monton and Worsley. Commuters will also appreciate the excellent transport links with the A580 East Lancashire Road and M60 Ring Road.



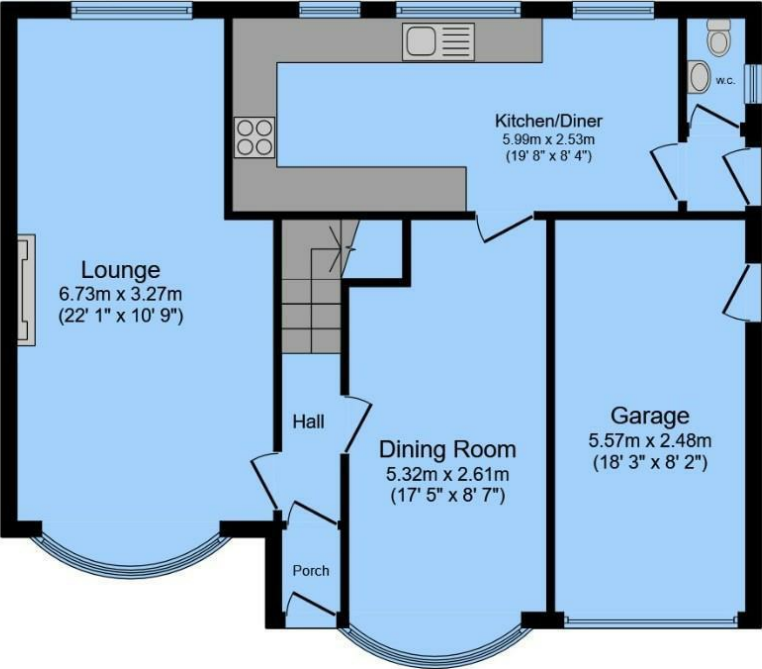
KEY FEATURES

- LARGE PRIVATE PLOT
- WRAP AROUND GARDENS
 - NO CHAIN
 - THREE BEDROOMS
 - TWO RECEPTION ROOMS
 - INTERNAL GARAGE
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- SOUGHT AFTER LOCATION
- POTENTIAL TO EXTEND (STPP)
- MUST BE SEEN TO FULLY APPRECIATE

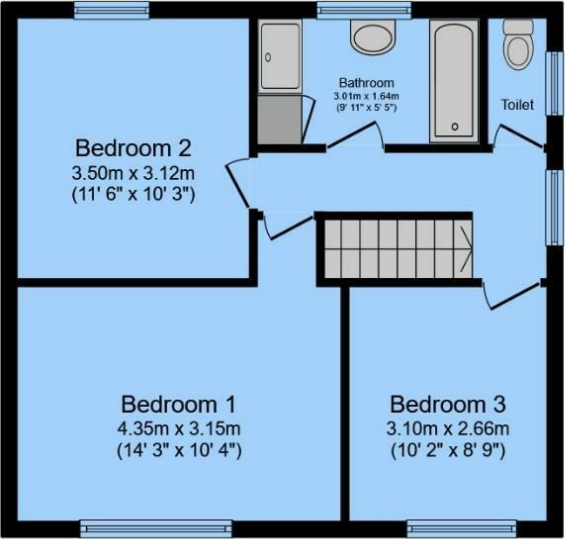








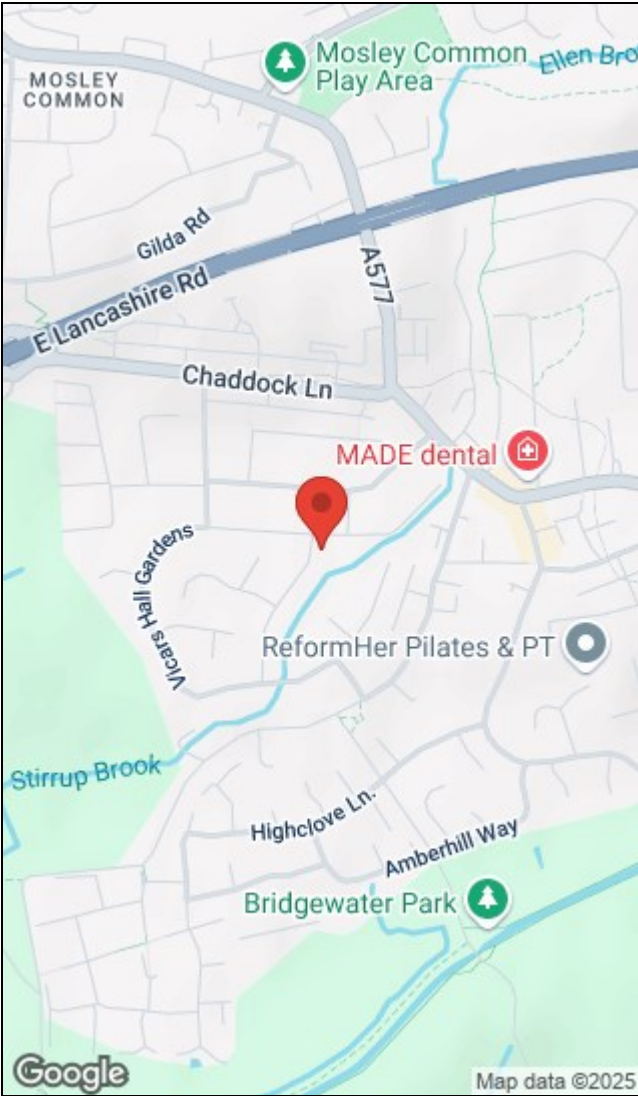
Ground Floor



First Floor

Total floor area 123.8 sq.m. (1,332 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000
worsley@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Prestige Property International Limited | Registered Address Mill House 6 Worsley Road, Worsley, Manchester, England, M28 2NL | Registered Number: 05299070 England and Wales | VAT No: 938460205 with the written consent of Hunters Franchising Limited.