



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

 3  1  3  C

# Brookfield Drive, Manchester

£400,000



Located on the highly regarded Brookfield Drive in Boothstown, this exceptional detached home blends contemporary style with a practical layout and generous outdoor space.

From the moment you arrive, the immaculate frontage catches the eye, with a paved driveway providing parking for two vehicles and access to an integral garage. Inside, a welcoming hallway leads you through to two beautifully presented reception rooms that flow effortlessly into a light-filled conservatory, creating an ideal space for both everyday living and entertaining. The kitchen is thoughtfully designed and offers access to the rear garden, while a convenient ground floor cloakroom and WC complete this level.

Upstairs, there are three well-appointed bedrooms, including two spacious doubles and a versatile single, all served by an elegant four-piece family bathroom.

The rear garden has been landscaped to provide a private and inviting retreat with a combination of lawn and Indian stone patio, perfectly positioned to enjoy the sun throughout the day and ideal for outdoor dining or relaxing with friends and family.

Brookfield Drive is a highly sought-after address surrounded by beautiful walks, including the popular Boothstown Marina along the Bridgewater Canal, as well as a selection of well-loved pubs, cafés and restaurants. Excellent transport links via the East Lancashire Road, M60, M62 and M602 ensure convenient access to nearby towns and Manchester city centre.



## KEY FEATURES

- SOUGHT AFTER LOCATION
- PRIVATE SOUTH FACING REAR GARDEN
- INTERNAL GARAGE
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- WELL PRESENTED
- DOWNSTAIRS W/C
- FOUR PIECE BATHROOM
- THREE RECEPTION ROOMS













For identification only - Not to scale



A map of the Mosley Common area in Manchester. The map shows a network of streets including Gilda Rd, E Lancashire Rd, Chaddock Ln, Vcars Hall Ln, Boothshall Wy, Highclove Ln, and Amberhill Way. A red pin is placed on Vcars Hall Ln near Vcars Hall Gardens. Other landmarks include MADE dental, Stirrup Brook, and Bridgewater Park. The map is credited to Google and shows data from 2020.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92+) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		84	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92+) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>			<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>		



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.