



MY PROPERTY CLUB

 **MY PROPERTY CLUB**
66 Hyde Road, Denton,
Manchester M34 3AG

 0161 850 9730

 mypropertyclub.co.uk



71 Lance Corporal Andrew Breeze Way

Denton, Manchester, M34 3AA

Offers in the region of £340,000

Situated on Lance Corporal Andrew Breeze Way, Denton, Manchester, this nearly new four-bedroom townhouse offers a perfect blend of modern living and comfort. Spanning three storeys, this property is ideal for families seeking ample space and contemporary amenities.

Upon entering, you are greeted by a large and welcoming entrance hall that sets the tone for the rest of the home. The ground floor features a convenient bedroom, a utility room, and a shower room with a WC, providing flexibility for guests or family members.

As you ascend to the first floor, you will discover a spacious family lounge that invites relaxation, alongside a fitted kitchen/diner that is perfect for entertaining. The dining area boasts a charming Juliet balcony, allowing natural light to flood the space and offering delightful views of the surroundings.

The second floor is dedicated to rest and rejuvenation, housing three well-proportioned bedrooms. The master bedroom is a true retreat, complete with an en-suite bathroom for added privacy and convenience. A family bathroom, featuring a shower over the bath, serves the other two bedrooms, ensuring that everyone has their own space.

Externally, the property boasts a good-sized rear garden, ideal for outdoor activities or simply enjoying the fresh air. Additionally, there is parking available for two vehicles, making this home as practical as it is stylish.

- FOUR BEDROOMS
- MASTER WITH EN-SUITE
- THREE BATHROOMS
- DRIVEWAY
- INTERNAL GARAGE

Viewing

Please contact our My Property Club Office on 0161 850 9730 if you wish to arrange a viewing appointment for this property or require further information.



4



3



1



1

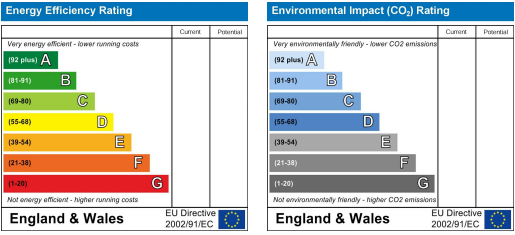
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.