

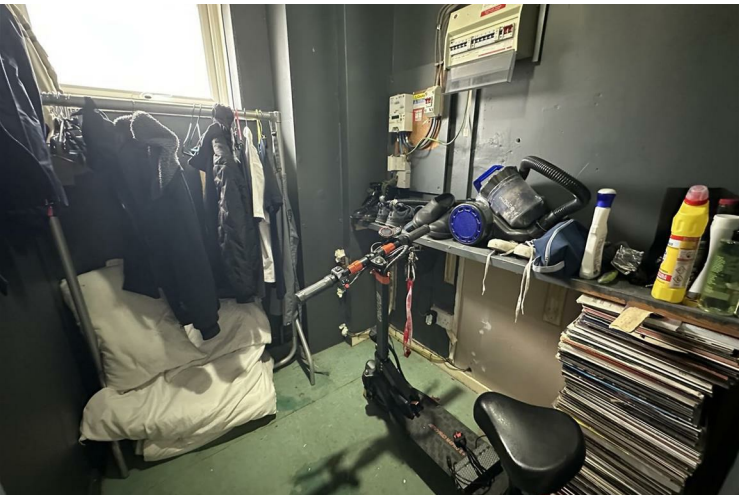


13 BROXWOOD CLOSE MANCHESTER

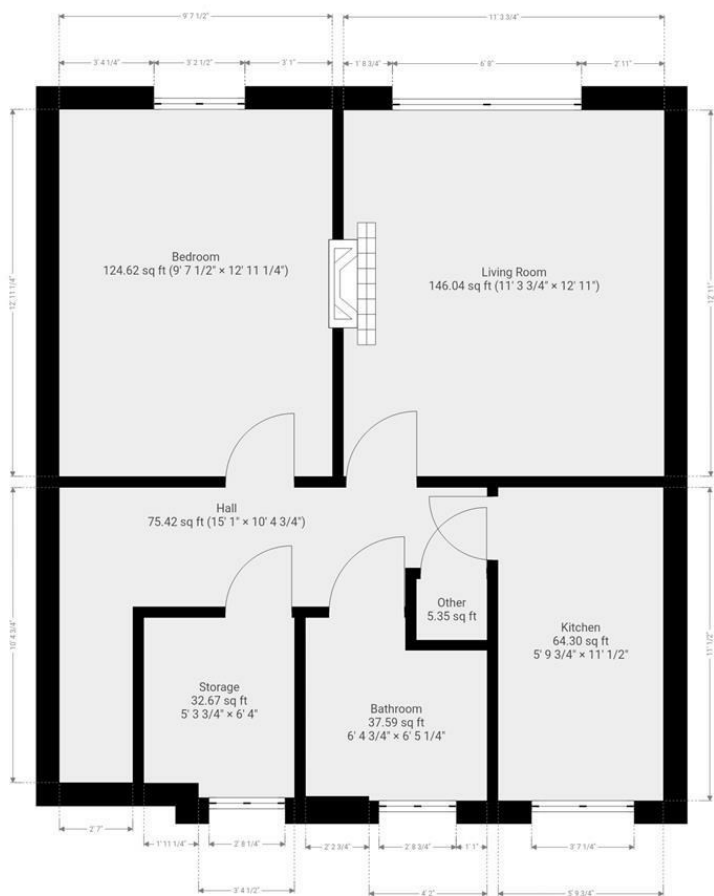
£99,950
LEASEHOLD

This one-bedroom maisonette offers a unique opportunity for buyers seeking a spacious home with potential for personalisation. While the property is in move-in-ready condition, it would benefit from new flooring and minor updates to truly make it your own. The generous layout and practical design make it ideal for first-time buyers, downsizers, or investors. Upon entering, you're welcomed by a large living room that serves as a comfortable space for relaxation and entertaining. The well-proportioned double bedroom provides ample space for furnishings. Additionally, there's a versatile spare room currently used for storage, offering the potential to be transformed into a home office or hobby space. The location boasts convenient access to a variety of local amenities. For dining and socialising, nearby establishments include two nearby pubs, both offering traditional pub experiences within walking distance. For daily necessities, local shops and supermarkets such as Tesco Extra on Hyde Road. Transportation links are a notable advantage of this property. The area is well-served by public transport, with several bus routes providing regular services to Manchester city centre and surrounding areas. Additionally, the nearby Gorton railway station offers further connectivity for commuters. For those who drive, major road networks such as the A57 and M60 are easily accessible, facilitating straightforward travel across Greater Manchester and beyond. Please contact Jacob Knight to arrange your viewing.









THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSORIA DIMENSIONS.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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