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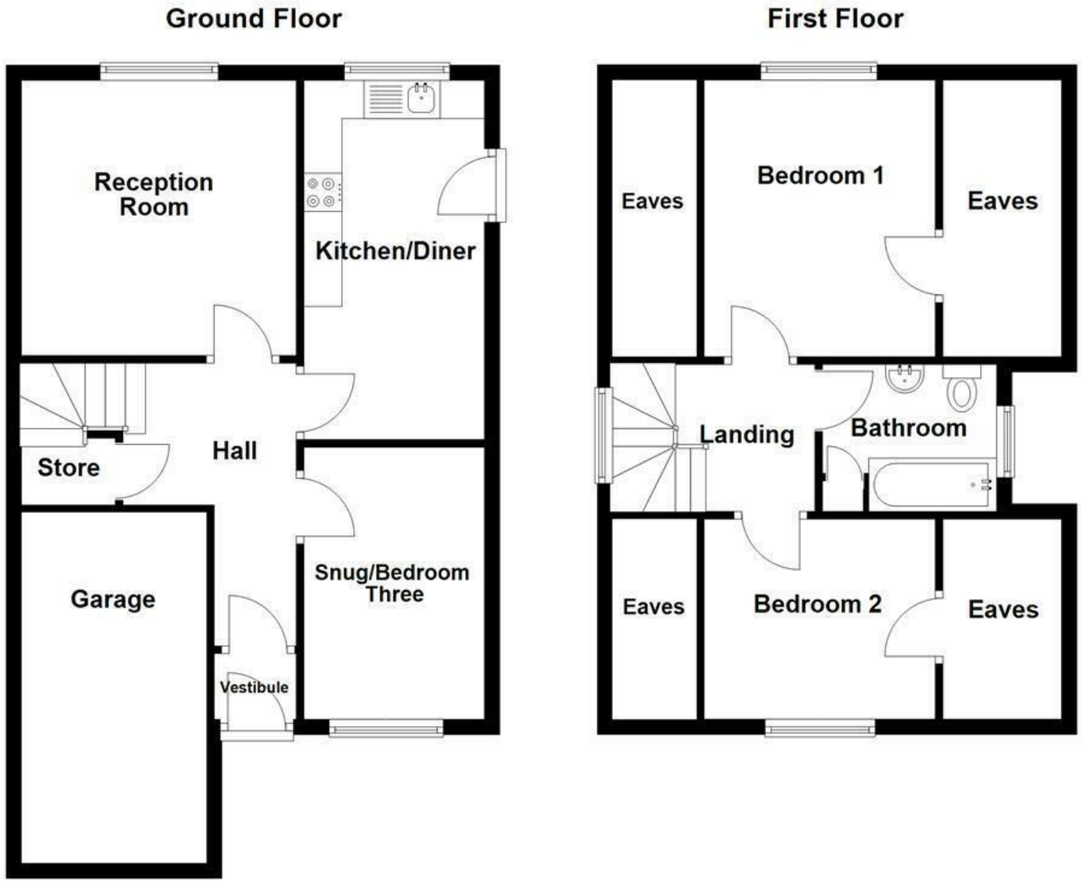



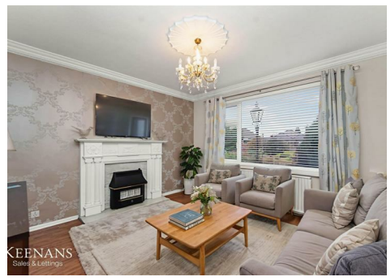





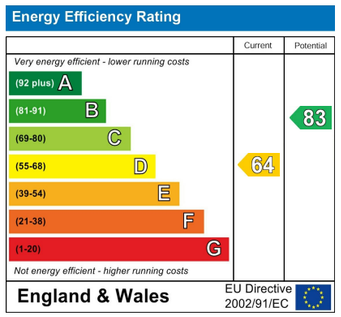

Broomfield, Manchester, M27 8XX

Offers Over £310,000

AN OUTSTANDING DETACHED FAMILY HOME ON AN IMPRESSIVE PLOT WITH POTENTIAL TO EXTEND

Offering an abundance of indoor and outdoor space, breath-taking panoramic views over Salford and having been presented and maintained beautifully throughout, this exceptional two/three bedroom detached property is being proudly welcomed to the market in the desirable location of Swinton on a quiet cul de sac. With added garage, off road parking and exceptional gardens, this property is the perfect home for any small family or couple truly not to be missed! With two double bedrooms, two living areas and no chain delay, this property is the perfect home for any potential buyer to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, kitchen diner, snug/bedroom three and houses a staircase to the first floor. The first floor comprises of doors on to two double bedrooms and a bathroom. Externally there is an enclosed garden to the rear with laid to lawn, paving, bedding, mature shrubs and panoramic views. To the front there is a laid to lawn garden with bedding, mature shrubs and concrete imprinted driveway with access to the garage.

For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.

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.

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Broomfield, Manchester, M27 8XX

Offers Over £310,000

3 1 2 D

- Tenure Freehold
- Off Road Parking With Drive And Access To Garage
- Enviable Garden Space
- Easy Access To Major Network Links
- Council Tax Band D
- Situated On A Quiet Cul De Sac
- Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating D
- Ideal Home For A Small Family Or Couple
- Close Proximity To Local Amenities

Ground Floor

Entrance
UPVC double glazed frosted door to the entrance vestibule.

Entrance Vestibule
3'6 x 2'10 (1.07m x 0.86m)

Wood effect laminate flooring, single glazed door to the hallway.

Hallway
12'2 x 11'10 (3.71m x 3.61m)

Central heating radiator, coving, smoke alarm, under stairs storage cupboard, doors to snug/bedroom three, reception room, kitchen diner and staircase to the first floor.

Snug/Bedroom Three
11'8 x 7'9 (3.56m x 2.36m)

UPVC double glazed window, central heating radiator, picture rail, ceiling rose, television point.

Reception Room
11'10 x 11'10 (3.61m x 3.61m)

UPVC double glazed window, central heating radiator, cornice coving, ceiling rose, gas fire with marble effect hearth and surround, television point, wood effect laminate flooring.

Kitchen/Dining Area
15'5 x 7'9 (4.70m x 2.36m)

UPVC double glazed window, central heating radiator, a range of white high glossed wall and base units, wood effect surface, stainless steel sink and drainer with mixer tap, space for an electric double oven with four ring gas hob, space for fridge freezer and plumbing for washing machine, tiled effect Lino flooring, UPVC double glazed frosted door to the rear.

First Floor

Landing
9'5 x 6' (2.87m x 1.83m)

UPVC double glazed window, coving, loft access, smoke alarm, doors to two bedrooms and bathroom.

Bedroom One
11'11 x 10' (3.63m x 3.05m)

UPVC double glazed window, central heating radiator, eaves storage.

Bedroom Two
10' x 8'10 (3.05m x 2.69m)

UPVC double glazed window, central heating radiator, eaves storage.

Bathroom
7'7 x 6' (2.31m x 1.83m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a dual flush WC, pedestal wash basin with traditional taps, panelled bath with an electric feed shower head and traditional taps, integrated linen cupboard, tiled elevations, tiled flooring.

External

Front
Laid to lawn garden with mature shrubs and imprinted concrete driveway with access to the garage.

Garage
15'1 x 8' (4.60m x 2.44m)

Rear
Laid to lawn wrap around garden with paving, bedding and mature shrubs.

















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