



## 3 Lower Croft Manchester, M45 7NS Offers in excess of £650,000

VR 360 TOUR AVAILABLE

Situated in a highly sought-after M45 location just off Sergeants Lane, this beautifully presented four-bedroom detached family home offers spacious and versatile accommodation, ideal for modern family living.

Upon entering, you are welcomed by a bright and spacious entrance hall, setting the tone for the rest of the property. The ground floor boasts a large reception room which seamlessly links through to a dining room, creating an excellent space for both everyday living and entertaining. There is a modern kitchen fitted with contemporary appliances, along with the added convenience of a downstairs WC, a second reception room offering additional flexibility, and useful storage accessed just off this room (formerly part of the garage).

To the first floor, the property continues to impress with four well-proportioned bedrooms. There is a stylish shower room, a family bathroom complete with both bath and separate shower, as well as a dedicated office space—perfect for those working from home. Further benefits include an upstairs utility room and additional storage.

Externally, the property features a large driveway providing ample off-road parking, alongside a well-maintained front lawned garden. To the rear, there is a generous garden which is part paved and part lawned, ideal for outdoor entertaining and family use, with the added benefit of outdoor storage.

This is a fantastic opportunity to acquire a superb family home in a desirable location, and early viewing is highly recommended.

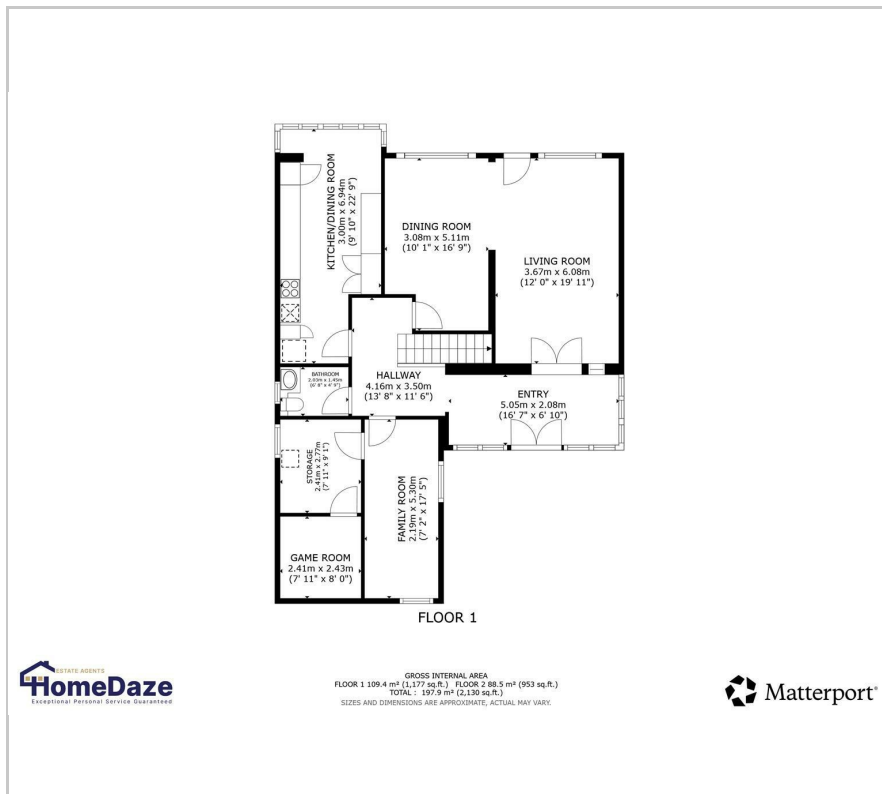
### Viewing

Please contact our HomeDaze Manchester Office on 0161 691 1916

if you wish to arrange a viewing appointment for this property or require further information

- DETACHED FAMILY HOME
- 4 BEDS
- UPSTAIRS UTILITY ROOM
- 2 RECEPTION ROOMS
- MODERN KITCHEN
- 2 BATHROOMS
- DOWNSTAIRS WC
- LARGE DRIVEWAY
- FRONT AND REAR GARDENS
- SOUGHT AFTER M45 LOCATION

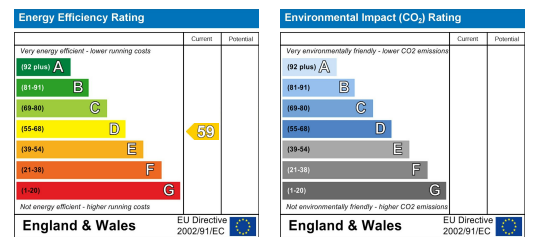
# Floor Plan



# Area Map



# Energy Efficiency Graph



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