



**Broadoak Road, Wythenshawe**

Offers Over **£250,000**



**HIBBERT  
HOMES**

**SALES & LETTINGS**

# Broadoak Road

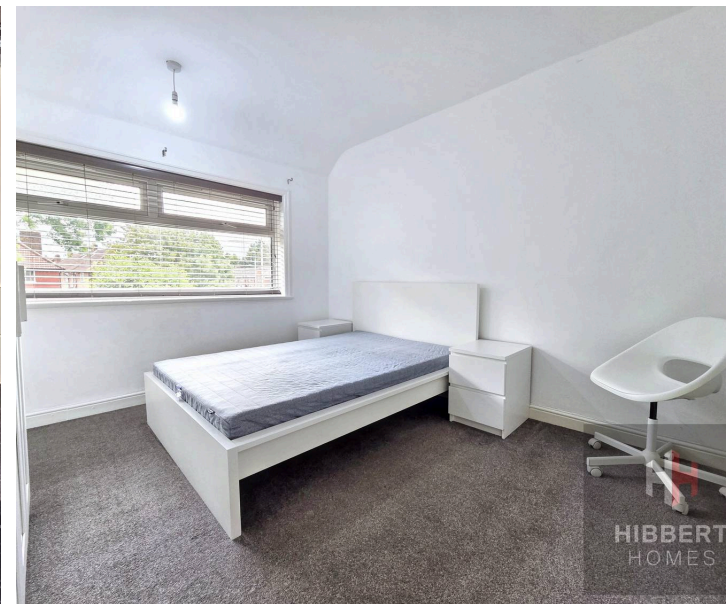
Wythenshawe, Manchester

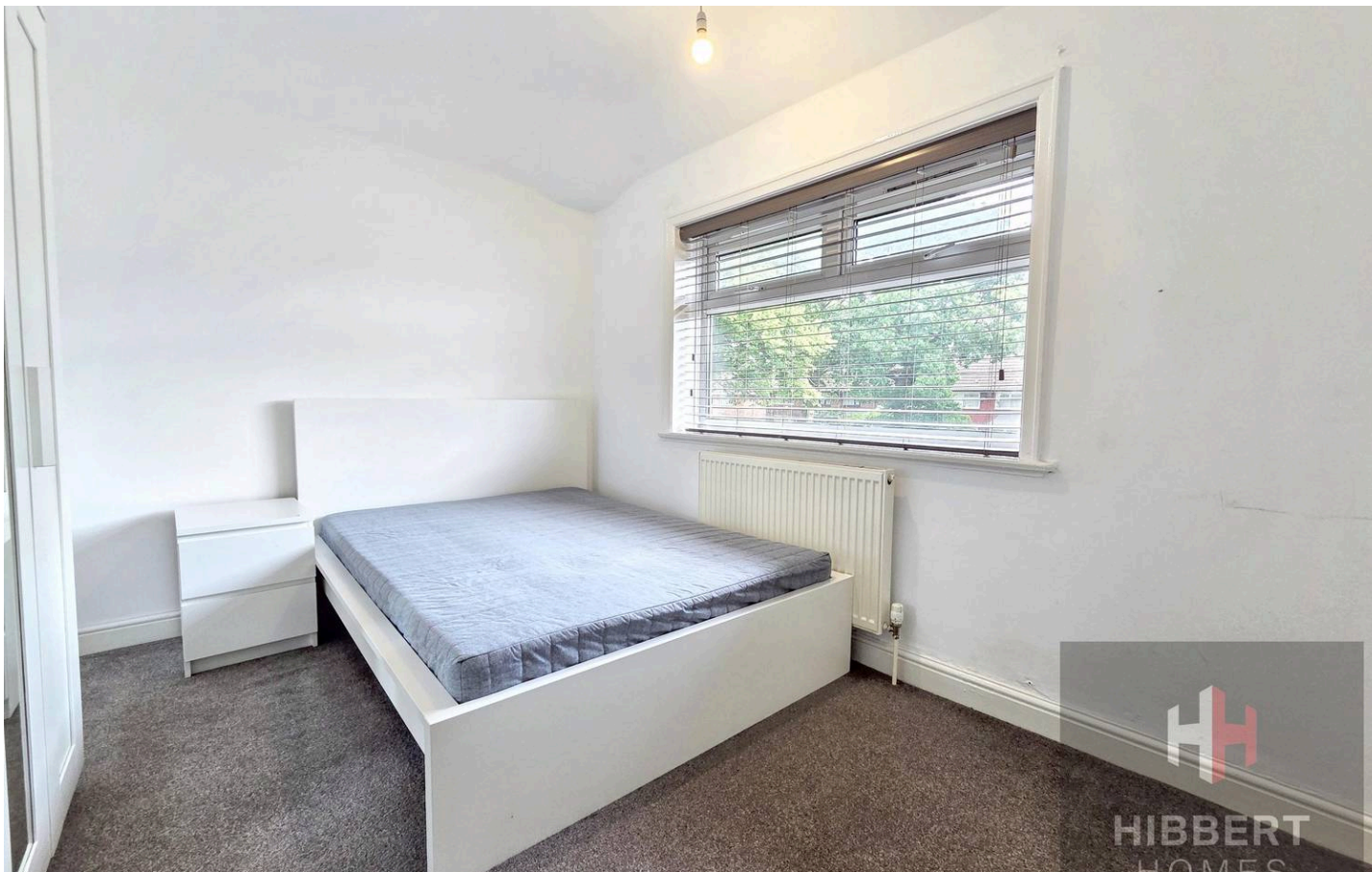
This spacious and modern semi-detached house comes well-presented throughout and simply must be viewed. With generous room proportions and an abundance of natural light, the layout lends itself to great flexibility making the property suitable for a range of family setups.

Situated in a convenient position within a short walk of local amenities, the property enjoys great access to shops and cafés, whilst also being ideally located for local schools. The property also enjoys superb transport links, with the Manchester Airport Metrolink line within a short walk, and the M56 motorway a short drive.

The property itself comes well presented throughout with a bright, modern finish. The large rooms are great feature of the house with four good bedrooms upstairs, and the option of a fifth downstairs. Downstairs are a large living room, a further sitting room (or bedroom five) and a modern kitchen. The generous floor space and flexibility in the layout make the home ideal for families of all sizes.

Approached via a gated front garden, the property boasts off-road parking for multiple vehicles on a flagged driveway. To the rear is an enclosed west-facing garden laid mainly to lawn, with a patio area perfect for outdoor dining and entertaining whilst capturing the afternoon and evening sun.





## Broadoak Road

Wythenshawe, Manchester

- NO ONWARDS CHAIN
- Modern semi-detached house
- Four/Five bedrooms
- Flexible layout with generous room proportions
- Gated off-road parking for multiple vehicles
- Enclosed rear garden
- Short walk to local amenities and Wythenshawe Town Centre
- Excellent transport links

Council Tax band: A

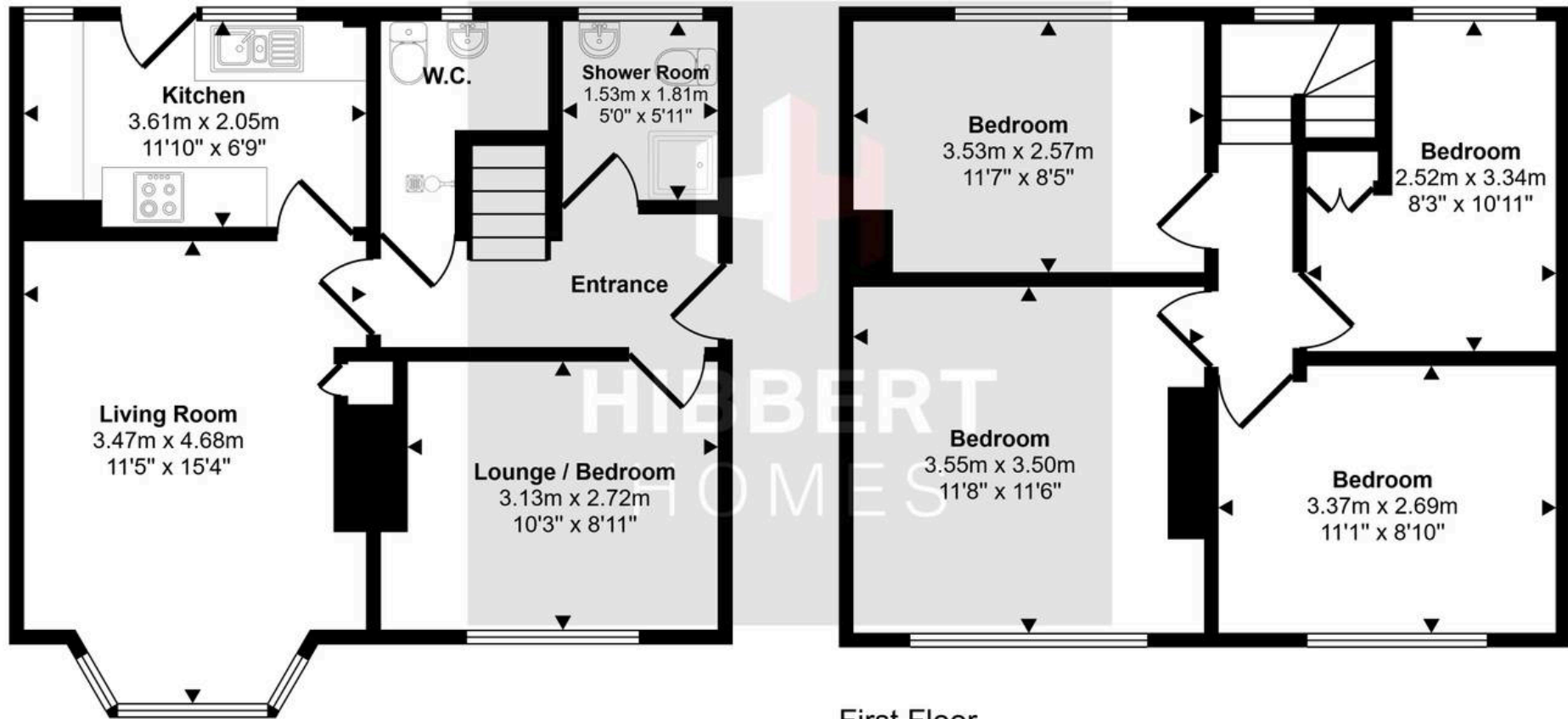
Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



Approx Gross Internal Area  
89 sq m / 953 sq ft



Ground Floor  
Approx 45 sq m / 483 sq ft

First Floor  
Approx 44 sq m / 470 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

