



MY PROPERTY CLUB

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71 Lance Corporal Andrew Breeze Way

Denton, Manchester, M34 3AA

Offers in the region of £330,000

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.

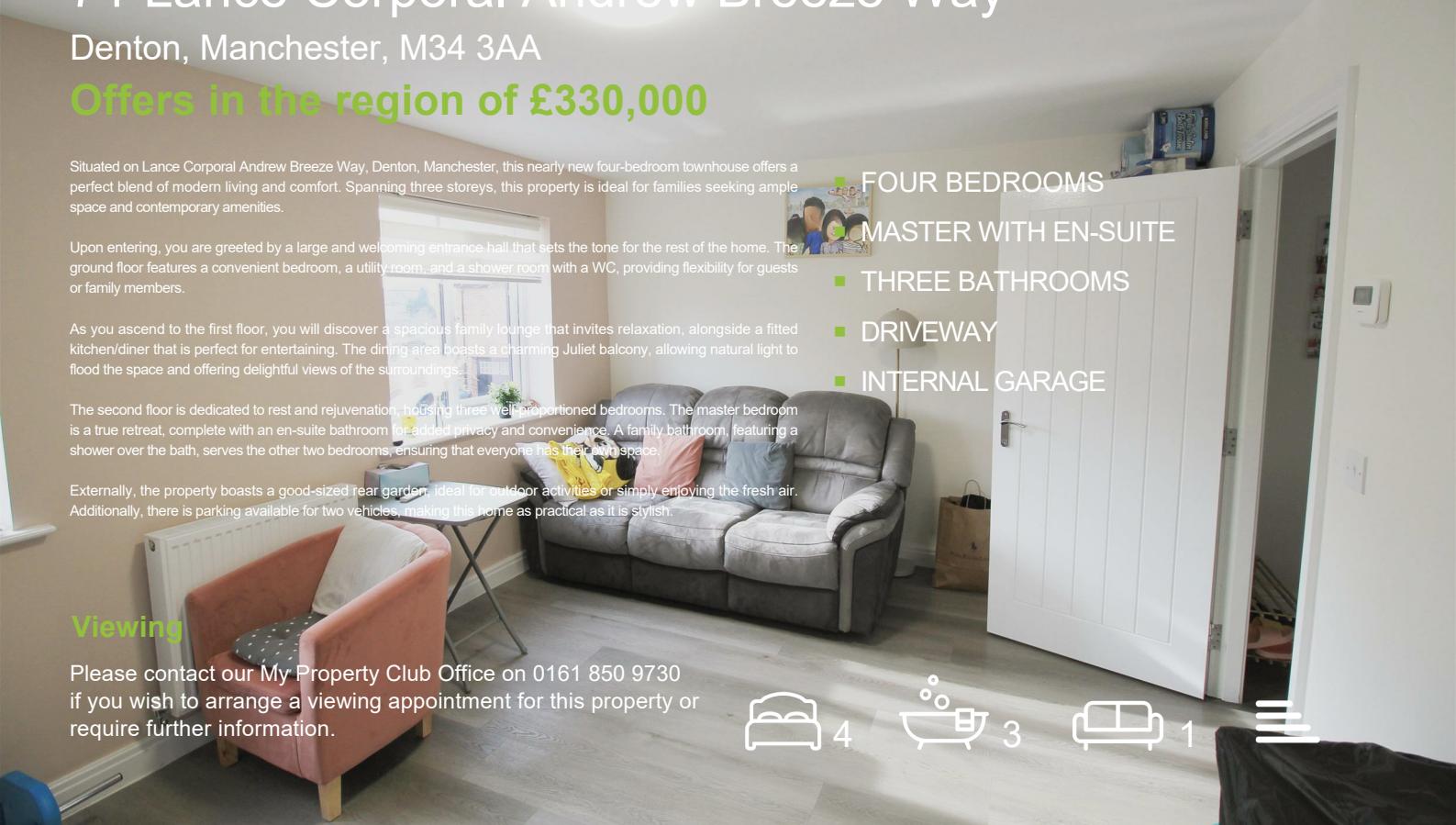
FOUR BEDROOMS

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.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		

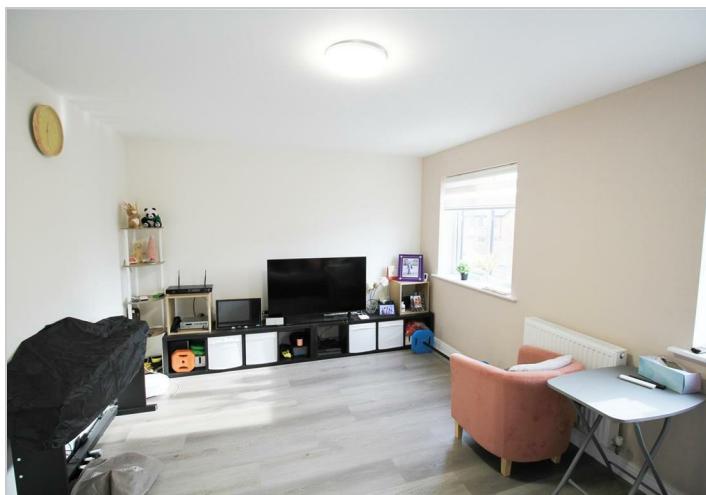
Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Very environmentally friendly - lower CO ₂ emissions		Not environmentally friendly - higher CO ₂ emissions	
		Current	Potential
(92 plus)	A		
(81-91)	B		
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC



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