



MY PROPERTY CLUB

 **MY PROPERTY CLUB**  
66 Hyde Road, Denton,  
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 0161 850 9730

 mypropertyclub.co.uk



## 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.



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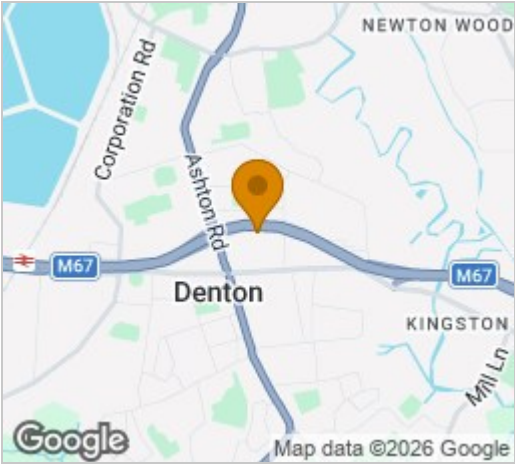
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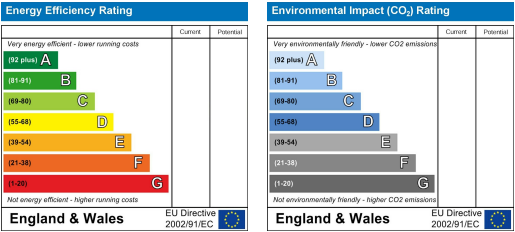
Floor Plan



Area Map



Energy Efficiency Graph



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