



28 Broadway, Atherton

Offers Over £500,000

Miller Metcalfe
Every step of the way

28 Broadway

Atherton, Manchester

Set within one of Atherton's most desirable residential areas, this outstanding four bedroom detached family home offers an impressive blend of spacious living, contemporary comfort, and beautifully maintained interiors throughout.

Upon entering the property, you are welcomed by a spacious and light-filled entrance hallway, setting the tone for the accommodation beyond. The ground floor provides a well proportioned sitting room, alongside an open plan dining room featuring double doors that lead seamlessly out to the rear garden ideal for both everyday living and entertaining.

The heart of the home is a large, contemporary kitchen complete with a central island, offering ample workspace and storage, complemented by a further second reception room providing flexible living options. Additional ground floor benefits include a practical utility room, a downstairs W/C, and internal access to the garage.

To the first floor, the property boasts four generously sized double bedrooms. The impressive principal bedroom benefits from a walk in wardrobe and a spacious en suite, while a modern family bathroom serves the remaining bedrooms.

Externally, the property continues to impress. The rear garden has been beautifully maintained, featuring a range of patio areas, a well kept lawn, and enjoying sunlight throughout the day perfect for outdoor relaxation and entertaining. To the front, a driveway provides off road parking and enhances the home's kerb appeal.

Early viewing is highly recommended to fully appreciate the quality, space, and location this outstanding family home has to offer.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

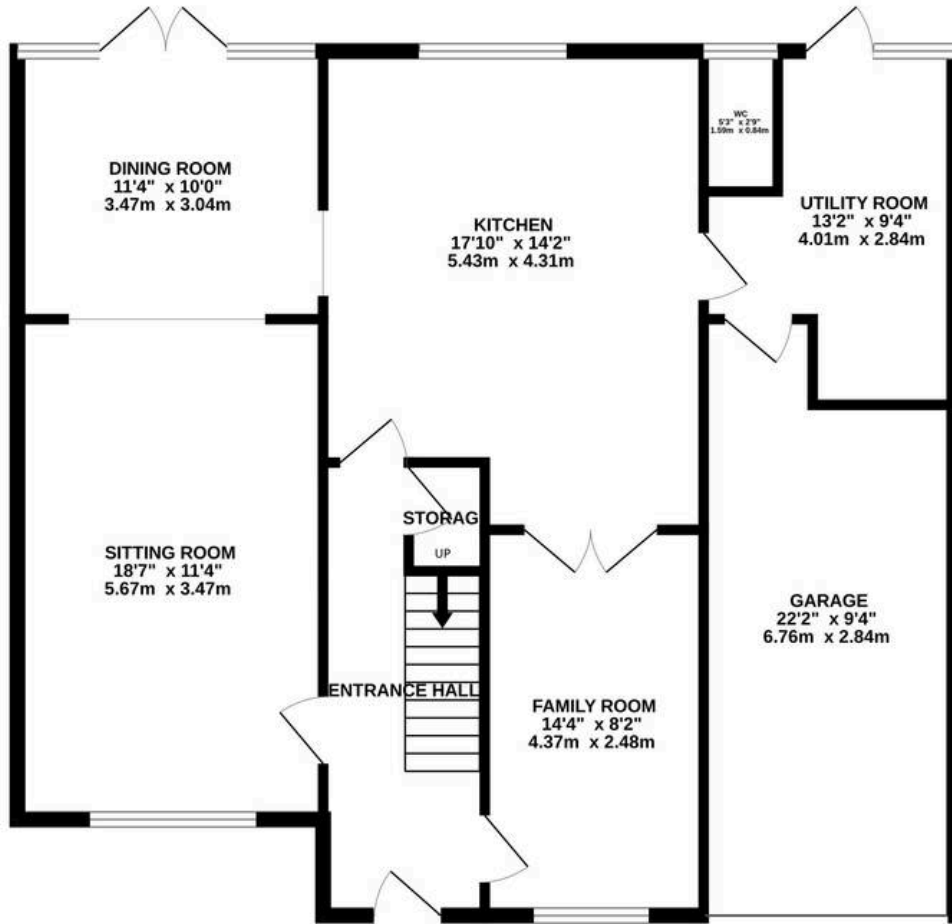




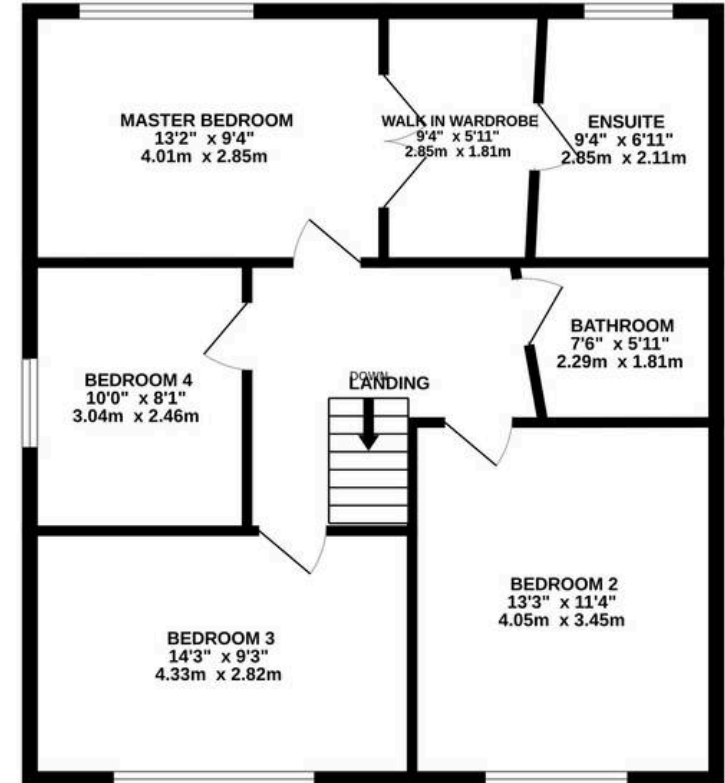




GROUND FLOOR
1080 sq.ft. (100.3 sq.m.) approx.



1ST FLOOR
729 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 1809 sq.ft. (168.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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