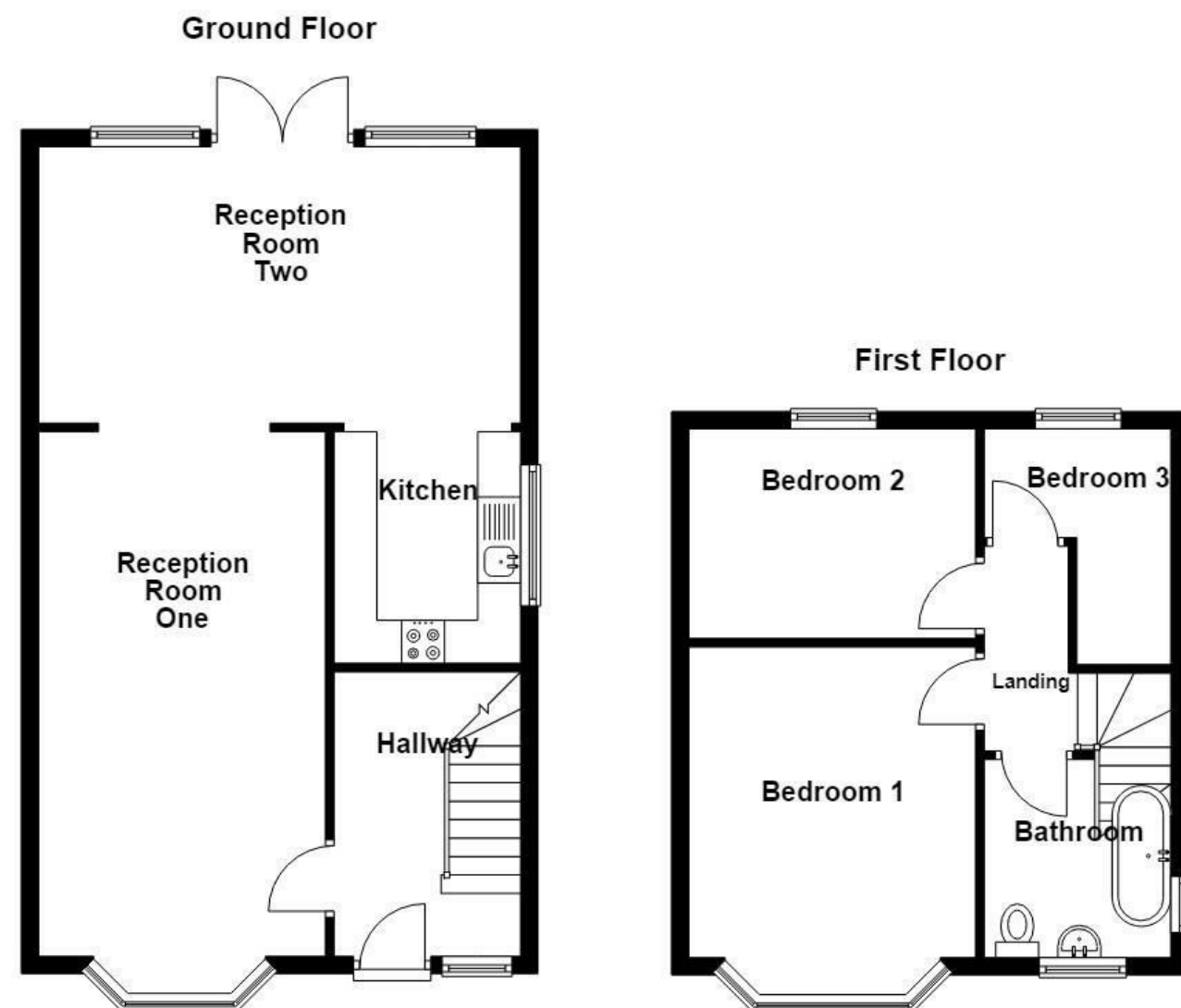




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Brookfield Drive, Manchester, M27 9TJ

Offers Over £260,000

Welcome to this stunning extended house located on Brookfield Drive in Swinton, Manchester. This impressive property is ideal for families or those looking to upsize, offering a perfect blend of space and modern living.

As you enter, you will be greeted by two spacious reception areas that provide ample room for relaxation and entertaining. The large kitchen is a true highlight, featuring bifold doors that seamlessly connect the indoor space to the rear garden, creating a wonderful flow for gatherings and family activities.

Upstairs, you will find three well-proportioned bedrooms, providing comfortable accommodation for family members or guests. The bathroom is conveniently located on this floor, ensuring ease of access for all.

This home is not only designed for comfort but also for practicality, making it an excellent choice for those seeking a family-friendly environment. With its generous living spaces and modern features, this property is sure to impress.

Do not miss the opportunity to make this beautiful house your new home.

Brookfield Drive, Manchester, M27 9TJ

Offers Over £260,000

3 1 2 D

- Tenure Leasehold
 - Off Road Parking
 - Ideal Family Home With Viewing Essential
 - Easy Access To Major Commuter Routes
- Council Tax Band C
 - Three Well Proportioned Bedrooms
 - Sought After Area
- EPC Rating D
 - Modern Fitted Kitchen And Three Piece Bathroom Suite
 - Enclosed Low Maintenance Rear Garden Space

Ground Floor

Entrance

UPVC double glazed door to the entrance hallway.

Hallway

9'06 x 7'08 (2.90m x 2.34m)

UPVC double glazed window, central heating radiator, staircase to the first floor with storage under, wood flooring, door leading to reception room one.

Reception Room One

20'02 x 11 (6.15m x 3.35m)

UPVC double glazed bay window, central heating radiator, coving, television point, wood effect flooring and open to reception room two.

Reception Room Two

18'06 x 10'08 (5.64m x 3.25m)

Two upright central heating radiators, wood effect flooring, spotlights to the ceiling, UPVC double glazed window and French doors to the rear.

Kitchen

8'10 x 7'08 (2.69m x 2.34m)

UPVC double glazed window, range of cream wall and base units, wood effect work surfaces and tiled splash backs, composite one and a half bowl sink, drainer and high spout mixer tap, electric oven with a five ring gas hob, plumbing for a washing machine, integrated dishwasher, under unit lighting, wood effect flooring.

First Floor

Landing

UPVC double glazed frosted window, smoke alarm, carbon monoxide alarm, loft access, doors leading to three bedrooms and a bathroom.

Bedroom One

11'10 x 10'11 (3.61m x 3.33m)

UPVC double glazed bay window and central heating radiator.

Bedroom Two

10'01 x 7'11 (3.07m x 2.41m)

UPVC double glazed window, central heating radiator.

Bedroom Three

8'10 x 8'02 (2.69m x 2.49m)

UPVC double glazed window, central heating radiator, wood effect flooring.

Bathroom

7'08 x 6'01 (2.34m x 1.85m)

Two UPVC double glazed frosted windows, chrome heated towel rail, three piece suite comprising of; pedestal wash basin with mixer taps, twin flush WC, ceramic ball and claw free standing bath with mixer tap and direct feed rainfall shower head, partially tiled elevations and exposed brick features, tiled flooring.

External

Front

Off road parking.

Rear

Laid to lawn garden with stone chippings, decking and bedding areas, poured concrete base for shed/workshop.

