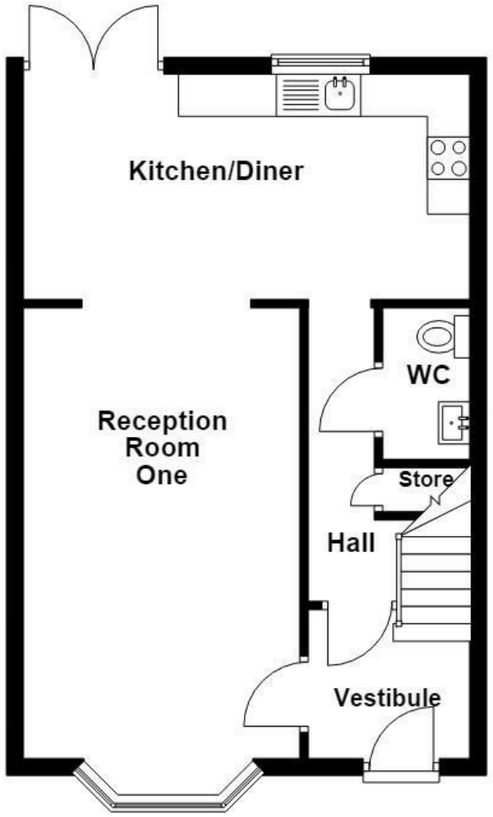
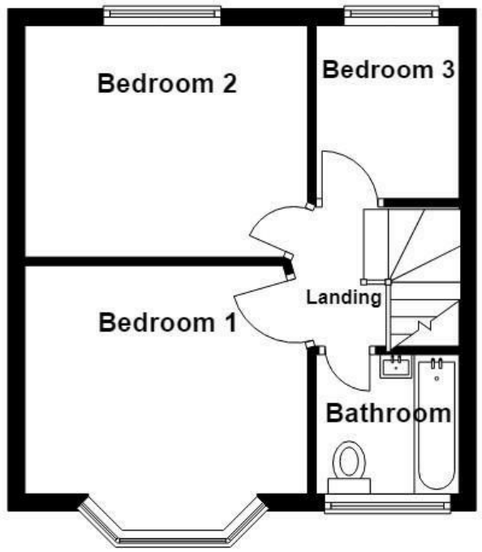
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Ground Floor



First Floor

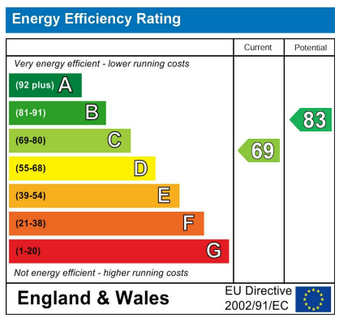












Broomhall Road, Manchester, M27 8XR

Offers Over £340,000

A FANTASTIC THREE-BEDROOM DETACHED HOME – NO CHAIN

Nestled on Broomhall Road in the charming area of Pendlebury, Swinton, Manchester, this stunning detached house has recently undergone a comprehensive renovation, making it an ideal family home. Offered for sale with no onward chain, this property presents an excellent opportunity for a smooth and straightforward purchase.

With three well-proportioned bedrooms, this property offers ample space for comfortable living.

As you enter, you are greeted by a large open-plan ground floor that seamlessly connects the spacious reception room and the modern kitchen, creating an inviting atmosphere ideal for both relaxation and entertaining. The ground floor also features a convenient WC, adding to the practicality of the layout.

Upstairs, you will find three delightful bedrooms, each designed to provide a peaceful retreat. The family bathroom is well-appointed, ensuring that all your needs are met.

The exterior of the property is equally impressive, boasting beautiful gardens that offer a serene outdoor space for leisure and enjoyment. Additionally, a large garage provides ample storage or parking options, further enhancing the appeal of this home.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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www.keenans-estateagents.co.uk

Broomhall Road, Manchester, M27 8XR

Offers Over £340,000

3 2 2 C

- Tenure Freehold
- Off Road Parking With Access To Garage
- Fitted Kitchen And Three Piece Bathroom Suite
- Easy Access To Major Commuter Routes
- Council Tax Band C
- Ideal Family Home With Viewing Essential
- Downstairs WC For Convenience
- EPC Rating C
- Open Plan Living
- Low Maintenance Rear Garden Space

Ground Floor

Entrance
UPVC double glazed door to vestibule.

Vestibule
6'3 x 5'9 (1.91m x 1.75m)

UPVC double glazed window, central heating radiator, part panelled elevation, stairs to first floor, door to hall and wood effect parquet flooring.

Hall
11'5 x 2'7 (3.48m x 0.79m)

Spotlights, central heating radiator, doors to storage and WC, open access to kitchen/dining area and wood effect parquet flooring.

WC
7'8 x 3'8 (2.34m x 1.12m)

Central heating radiator, dual flush WC, vanity top wash basin with mixer tap, tiled splash back, plumbing for washing machine, access to boiler and wood effect parquet flooring.

Reception Room
17'6 x 10'9 (5.33m x 3.28m)

UPVC double glazed box bay window, central heating radiator, inset spotlights, open access to kitchen/dining area and wood effect parquet flooring.

Kitchen/Dining Area
14'9 x 8'9 (4.50m x 2.67m)

UPVC double glazed window, two Velux windows, central heating radiators, wall and base units, laminate work top with upstands and tiled splash backs, ceramic sink and drainer with mixer tap, oven, four ring electric hob, extractor hood, space for fridge freezer, spotlights, wood effect parquet flooring and UPVC double glazed French doors to rear garden.

First Floor

Landing
9'7 x 2'7 (2.92m x 0.79m)

UPVC double glazed window on stair return, central heating radiator, doors to three bedrooms and bathroom.

Bedroom One
11' x 9'4 (3.35m x 2.84m)

UPVC double glazed box bay window and central heating radiator.

Bedroom Two
11'1 x 7'9 (3.38m x 2.36m)

UPVC double glazed window and central heating radiator.

Bedroom Three
7'8 x 7'7 (2.34m x 2.31m)

UPVC double glazed window and central heating radiator.

Bathroom
7'7 x 6'2 (2.31m x 1.88m)

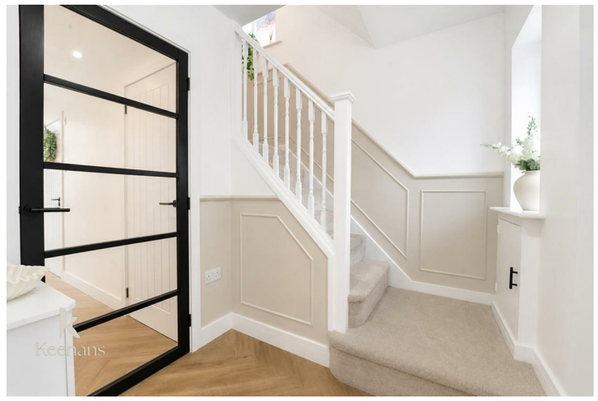
UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap, overhead direct feed shower, marble effect PVC elevation, extractor fan, spotlights and marble effect flooring.

External

Front
Paved drive, access to garage and stone chippings.

Rear
Enclosed laid to lawn garden, paving, stone chipped bedding areas and mature shrubs.



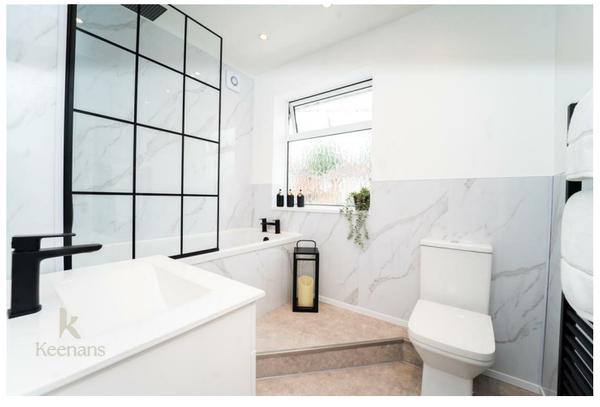














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