



36 Broughville Drive, East Didsbury

Manchester

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



36 Broughville Drive

East Didsbury, Manchester

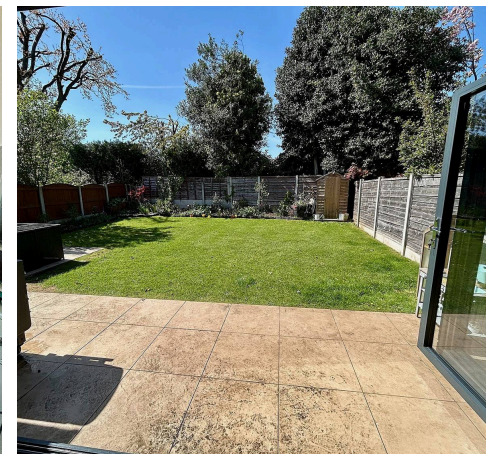
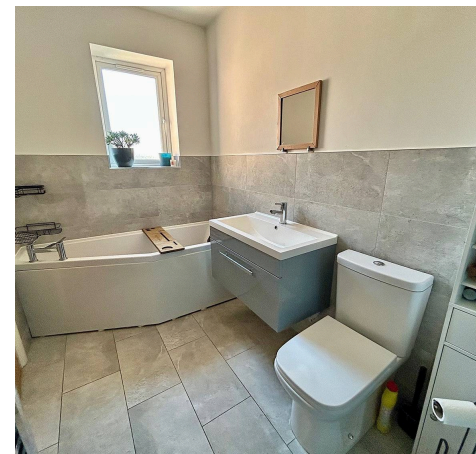
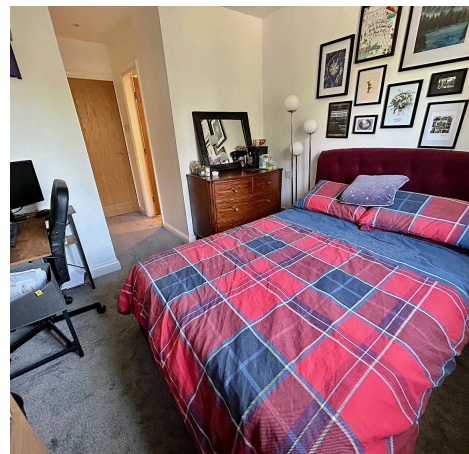
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- A Stunning, Extended and Immaculately Presented Family Home
- Boasting a Highly Impressive 1379 SQ FT
- Bay Fronted Living Room and a Spectacular Open Plan Modern Living/Dining Kitchen
- Four Good Sized Bedrooms, Stylish Family Bathroom and Separate En-Suite Shower Room
- Useful Utility Room and Downstairs W/C
- Off Road Parking and a Generous and Private South Facing Garden
- Located Close to Excellent Transport Links, Local Amenities and Fletcher Moss Park



36 Broughville Drive

East Didsbury, Manchester

This beautifully presented four bedroom semi-detached house offers spacious and contemporary family living in a highly sought-after residential area. Only moments from an array of excellent transport links, Didsbury Village and Fletcher Moss Park. The property features an attractive bay-fronted façade, creating a welcoming first impression and has been extended to offer a highly impressive 1379 SQ FT. With off road parking and a generous Southerly facing garden.

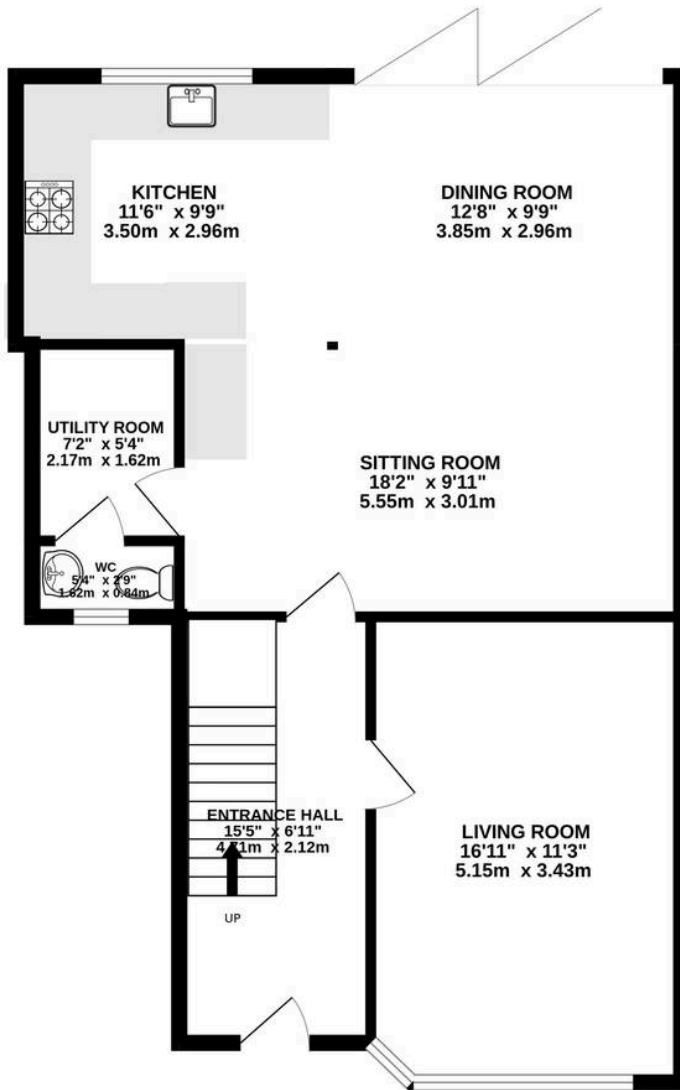
Internally you are greeted by a welcoming entrance hallway, a large bay fronted living room. The generous open plan living and dining kitchen provides a versatile space for both every-day life and entertaining, with modern fittings and ample natural light throughout, with bi-folding doors leading to the rear garden. The kitchen offers sleek and modern fitted units with an array of integrated appliances. A useful utility room and downstairs W/C complete the ground floor.

Each of the four bedrooms is well proportioned, the principal bedroom boasts built in wardrobes and a bay fronted window. Bedroom two and three are also good sized double bedrooms. The stylish four piece family bathroom is complemented by a separate ensuite to bedroom three.

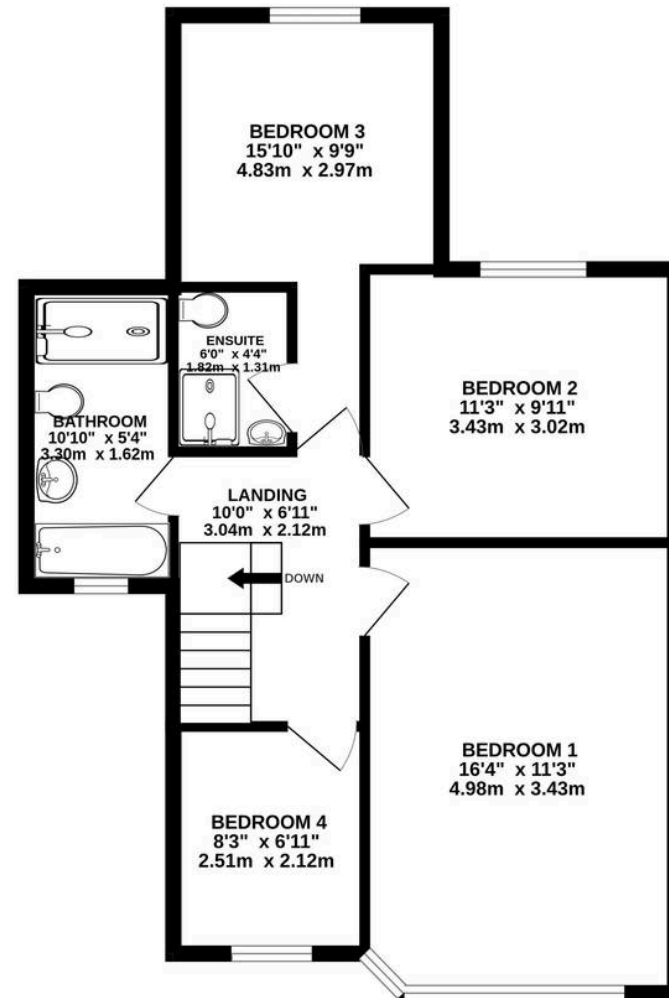
To the front, the property offers off-road parking, a secure gate leads to the south-facing private rear garden, capturing sunlight throughout the day and providing an ideal setting for outdoor relaxation or al fresco dining. The garden is mainly laid to lawn, with a patio area perfect for seating, as well as well-tended borders and fenced boundaries.



GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR
615 sq.ft. (57.1 sq.m.) approx.



You can include any text here. The text can be modified upon generating your brochure.



THE AREA'S LEADING ESTATE AGENCY