



Brownley Road, Manchester, M22

Asking Price

£230,000

EXTENDED THREE BEDROOM MID TERRACE FAMILY HOME

NO CHAIN VENDOR

OFF ROAD PARKING

UPSTAIRS FAMILY BATHROOM

IDEAL LINKS TO M56/M60 MOTORWAYS

SUPERB LOCATION

SECLUDED SOUTH WEST FACING GARDEN

LARGE UTILITY ROOM WITH A DOWNSTAIRS SHOWER ROOM

LARGE FITTED KITCHEN DINER

CLOSE BY TO LOCAL SHOPS AND SCHOOLS

This extended three bedroom mid terrace family home on Brownley Road offers a wonderful opportunity to buy a spacious, practical and well located home with no chain vendor, making the move feel that little bit easier from the outset. Beautifully suited to family life, it combines generous living space with everyday convenience, while the secluded south west facing garden brings a lovely sense of privacy and a sunny setting for relaxing, entertaining or enjoying time with children.



Inside, the layout has been designed with modern living in mind. The large fitted kitchen diner is very much the heart of the home, giving you plenty of room for cooking, dining and catching up at the end of the day. The reception room provides a welcoming space to unwind, while the addition of a large utility room with a downstairs shower room adds fantastic flexibility for busy households. Upstairs, the family bathroom serves the three well proportioned bedrooms, creating a home that is both comfortable and highly functional.



Further benefits include gas central heating and UPVC double glazing throughout, helping to ensure warmth and efficiency all year round. Off road parking is another valuable advantage, offering ease and practicality on a daily basis. Whether you are a first time buyer looking for more space, a growing family wanting a home you can settle into, or someone seeking a property in a superb location with excellent amenities close at hand, this house delivers on all fronts.



What makes this property especially appealing is the balance it strikes between comfort, privacy and connectivity. The secluded south west facing garden is a real highlight, ideal for morning coffee, summer evenings or simply enjoying a peaceful outdoor retreat. The generous kitchen diner and useful utility and shower room make day to day living feel effortless, while the no chain position gives buyers added confidence and convenience.



The location is another major reason to buy. Brownley Road sits in a superb position close by to local shops and schools, with supermarkets, leisure facilities and healthcare services all within easy reach. There are convenient rail and public transport links nearby for commuting, and the property also offers ideal links to the M56 and M60 motorways. Wythenshawe Hospital and Manchester Airport are also around ten minutes away, adding to the practicality of this well placed home.



For anyone looking for a home that feels spacious, well connected and ready to enjoy, this is a property that ticks the boxes. It offers the space a family needs, the features that make everyday life easier, and a location that supports a busy modern lifestyle. This is a home with warmth, versatility and genuine long term appeal.



GROUND FLOOR

PORCH AND ENTRANCE HALL

Bright and spacious entrance porch leading directly into the hall with wood laminate to floor, cupboard, radiator.

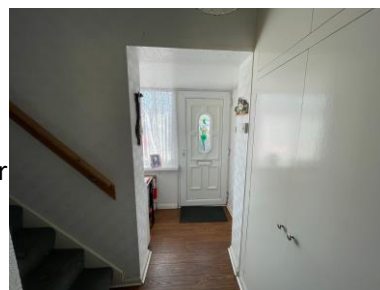
LIVING ROOM

Wood laminate to floor, radiator, feature coal effect electric fire with decorative

brick surround, UPVC double glazed window to the rear aspect.

DINING KITCHEN

Spacious dining kitchen with a great array of base and eye level units with marble effect work tops and tiled splash backs. Tiled flooring, radiator, recess for the fridge freezer, wall hung combi-boiler, UPVC double glazed window to the front aspect, sliding door leading to -



UTILITY/DOWNSTAIRS SHOWER ROOM

Superb addition to any home. Firstly walk into the fully tiled utility area with space and plumbing for white goods with eye level storage units and a large storage cupboard. With UPVC double glazed doors to the garden one side and ginnel to the other, then into the downstairs shower room with a walk-in shower cubicle with sliding glass shower doors, pedestal hand wash basin set in a vanity unit, low level WC and an obscure UPVC double glazed window to the side aspect.



FIRST FLOOR

BEDROOM ONE

First double bedroom with carpet to floor, fitted wardrobes and dresser, radiator, UPVC double glazed window.



BEDROOM TWO

Second double bedroom with carpet to floor, radiator, UPVC double glazed window.

BEDROOM THREE

Single bedroom with carpet to floor, fitted wardrobes and radiator, UPVC double glazed window.



FAMILY BATHROOM

Tiled bathroom suite comprising of panel bath, low level WC, pedestal hand wash basin, UPVC double glazed window.

OUTSIDE

To the front garden there is a fully paved driveway for off road parking with wood panel fencing to the borders. The exceptional rear garden boasts raised decking area as you walk out of the house onto a paved patio area with lawn to the centre and a further paved patio area with a wooden garden shed.

DISCLAIMER

Disclaimer: These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves



