



Semi-Detached Property

36 Broadway, Davyhulme

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Semi-detached property

For sale: three bedrooms, family bathroom, lounge, fitted kitchen and conservatory, gas central heating system, double glazing, front garden providing ample off-road parking and enclosed rear garden.

Entrance: uPVC double glazed front door with glazed panel inset.

Hallway: Stairs to first floor.

Lounge: 16'4" (max) x 12'5", uPVC double glazed half bay window to front elevation.

Feature brick fireplace.

Stripped wooden floorboards.

Radiator. Television point.

Kitchen 15'5" x 6'8", Gallery style, range of wall and base units, sink unit with chrome mixer tap and drainer, tiled splash backs, fitted electric cooker, gas hob, extractor fan unit over. Space for fridge/freezer, plumbed for washing machine. Hatchway through to conservatory. Under stairs storage cupboard. uPVC double glazed window. With uPVC double glazed units, 'French' style doors leading to rear garden. Laminate flooring. Radiator. Hatchway through to kitchen.

First Floor Landing: Stairs to part galleried first floor landing. Access to boarded loft

with loft ladders.

Bedroom One: 12'11" x 9'1", uPVC double glazed half bay window to front elevation. Radiator.

Bedroom Two: 9'10" x 9'6", uPVC double glazed window to rear elevation. Radiator.

Bedroom Three 8'3" (max) x 6'2" (max)

uPVC double glazed window to front elevation. Fitted cupboard. Radiator.

Bathroom: 5'8" x 5'10", Bathroom comprising; panelled bath with chrome taps and electric shower over, pedestal hand washbasin with chrome taps, low level

W.C. Vinyl flooring, part tiling to walls. uPVC double glazed window to rear elevation.

Outside Front Outside Rear: Double wrought iron gates leading to paved area providing ample off-road parking. Passageway leading to rear garden.

Enclosed garden laid to lawn. Garden shed. Access to front of property via passageway.



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£ 275,000

Address: 36 Broadway

City: Davyhulme

Area: Greater Manchester

Country: UK

Property Id: 20327



 **Property Size: 69 m2**

 **Bedrooms: 3**

 **Bathrooms: 1**

 **Floors No: 2**



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Features

- Double glazing
- Gas central heating
- Equipped kitchen
- Fireplace
- Front garden
- Rear garden
- Laminate flooring
- Conservatory



Contact us

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