



jordan fishwick

32 Broughville Drive, M20 5WH
Guide Price £550,000



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A SIGNIFICANTLY EXTENDED, FOUR BEDROOM, SEMI-DETACHED FAMILY HOME WITH A LOVELY WESTERLY FACING GARDEN AND GREAT LOCATION, FORMING PART OF A POPULAR RESIDENTIAL ROAD WITH EASY ACCESS TO DIDSBURY VILLAGE AND FLETCHER MOSS PARK. 1285 sq ft.

The living space is warmed by gas central heating, which is complimented by uPVC double glazed windows, in outline :- Entrance hall with stairs to the first floor, lounge with bay window, separate dining room with uPVC double glazed French doors opening to the rear garden, fitted kitchen with a comprehensive range of units and integrated appliances, morning room with direct access to the rear garden, a generous utility room and useful downstairs WC. The first floor landing gives way to the four bedrooms, main family bathroom and separate shower room.

Outside, a block paved driveway provides parking alongside an attractive stone chipped garden, whilst to the rear is a lovely westerly facing garden with a flagged patio area, lawned section, stocked flower beds, vegetable patch and mature borders. *No onward chain*





- Extended semi-detached
- Four bedrooms
- Two bathrooms
- Comprehensively fitted kitchen
- Useful utility & downstairs WC
- uPVC double glazed windows
- Gas central heating
- Block Paved Driveway
- Lovely westerly facing garden
- Great location



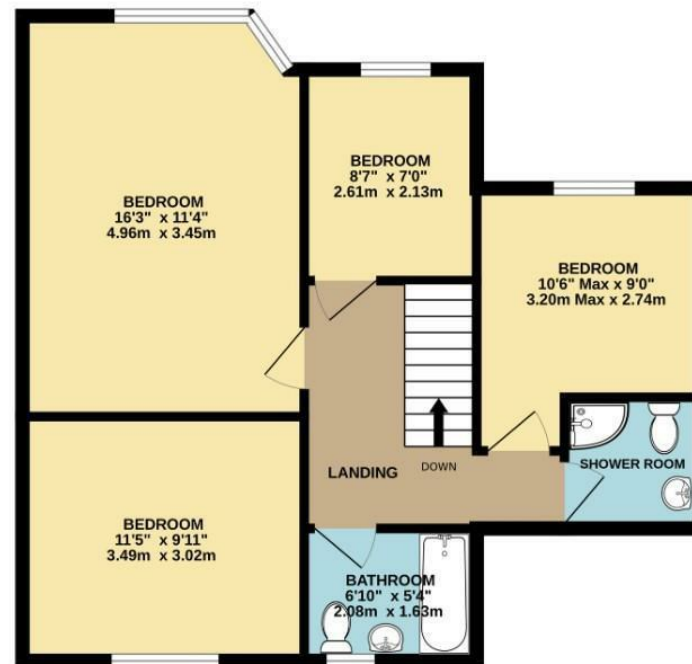
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
696 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR
589 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 1285 sq.ft. (119.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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