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## 2 Bugle Close, New Broughton, Salford, M7 2GP

Found in the charming cul-de-sac, Bugle Close, New Broughton, Salford, this modern semi-detached house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home. The house boasts a contemporary design, featuring nice flooring throughout that enhances the overall aesthetic and provides a warm, welcoming atmosphere. The bathroom is thoughtfully designed, catering to the needs of modern living. One of the standout features of this property is the convenient parking spaces on offer, accommodating up to two vehicles, which is a rare find in urban settings. Additionally, the location is particularly advantageous, being in close proximity to central Manchester. Residents will benefit from excellent bus routes, ensuring easy access to the vibrant city life, shopping, and cultural attractions that Manchester has to offer. This property is not just a house; it is a home that combines modern living with practicality, making it an ideal choice for those seeking a comfortable lifestyle in a well-connected area. Whether you are looking to settle down or invest, this semi-detached house in New Broughton is certainly worth considering.

# Price £290,000

### Viewing arrangements

Viewing strictly by appointment through the agent  
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

#### Entrance Hall

Tiled flooring. Ceiling light. Radiator. Understairs storage.

#### Living Room

16'0" x 9'4"

Solid wood flooring. TV point and telephone point. Radiator.

#### Kitchen/Diner

16'0" x 9'1"

Range of wall and base units with worktops over. Sink with mixer tap. Integrated fridge/freezer, washing machine, cooker and grill. 5 ring gas hob with extractor over. French doors leading to garden. Spotlights. TV point.

#### Bedroom One

15'10" x 9'8"

Laminate flooring. Radiator. Ceiling light. Fitted wardrobes.

#### Bedroom Two

9'10" x 7'9"

Laminate flooring. Radiator. Ceiling light.

#### Bedroom Three

7'10" x 6'2"

Laminate flooring. Radiator. Ceiling light.

#### Bathroom

Four piece bathroom suite with low level W/C, sink with mixer tap, bath with shower attachment, shower cubical with mixer shower. Heated towel rail. Window

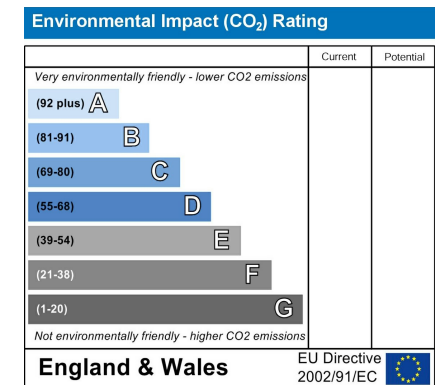
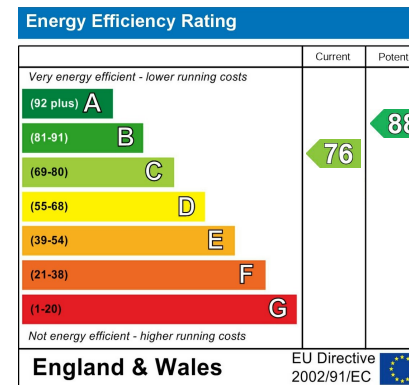
## Externally

Parking for 2 cars. Wrap around gardens.

## Additional Information

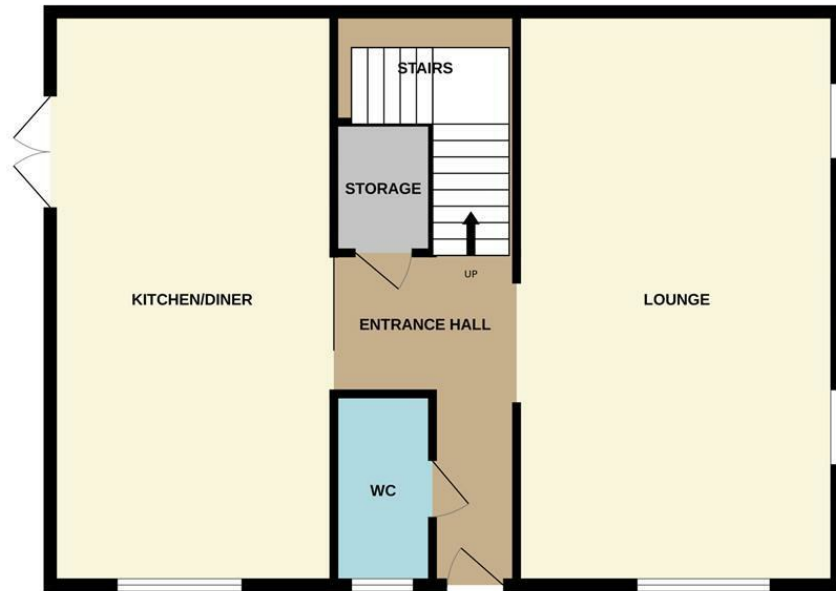
Ground rent - £150 per annum.

Lease - 250 years from 8 January 2014

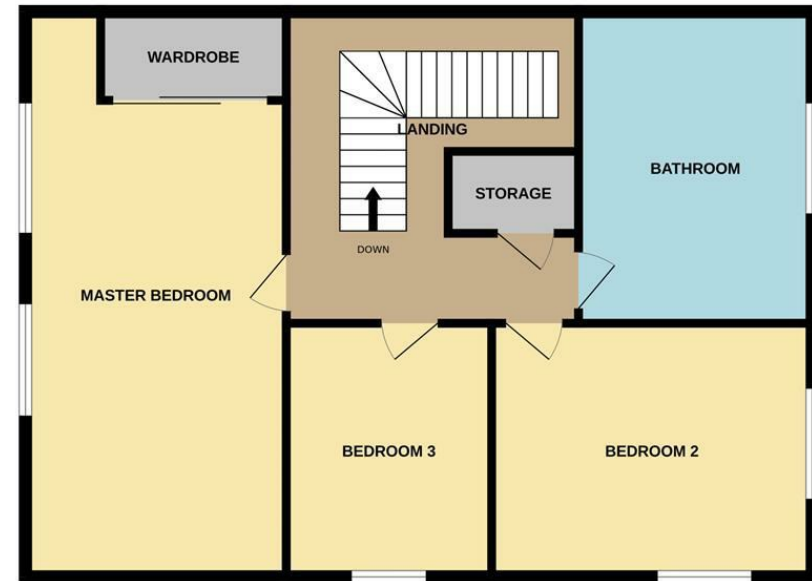




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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