



Jordan fishwick

14 Broadmeadow Avenue, Whalley Range, M16 8GS

Guide Price £439,000



The Property

*** NO ONWARD CHAIN **** A beautifully presented, **RECENTLY RENOVATED AND EXTENDED** modern **THREE/FOUR BEDROOM DETACHED PROPERTY**, providing spacious and versatile accommodation throughout. This delightful property, boasting both a **DRIVEWAY** and a **SOUTH FACING REAR GARDEN**, has been tastefully updated throughout by the current owners and is offered for sale in **MOVE-IN READY** condition. Located just a short stroll from all local amenities, transport links and Alexandra Park, this splendid property will prove an ideal family home and is within walking distance of many local primary and secondary schools. The accommodation briefly comprises: entrance hall, stunning **TWENTY FOUR FOOT OPEN PLAN LIVING/DINING/KITCHEN**, second reception room/ **ANNEXE bedroom**, shower room, annexe living/dining/kitchen. To the first floor are three well proportioned double bedrooms and bathroom, recently refitted with a three piece suite. Both double glazing and gas central heating throughout. Externally, to the front of the property is a block paved driveway and lawned garden. To the rear, an excellent South facing garden, mainly laid to lawn with a covered patio, ornamental pond and beds with mature trees and shrubbery. An internal viewing of this fine home is most highly recommended. **FREEHOLD**. Council tax band C. EPC rating C.


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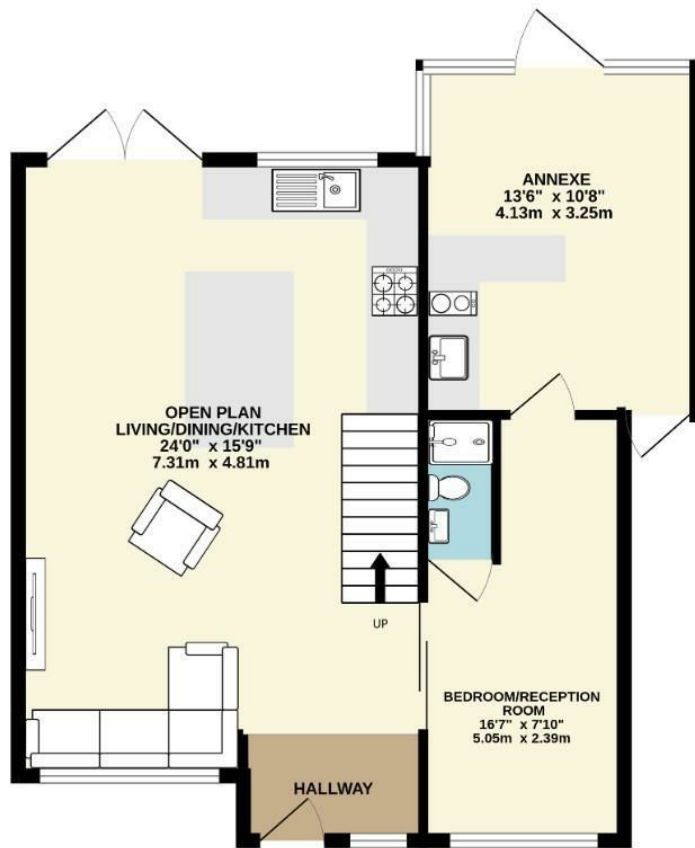
- Beautifully presented modern detached property
- Recently renovated and extended
- Three/four bedrooms and two/three reception rooms
- Versatile accommodation ideal for a family
- Self contained annexe with private entrance
- South facing rear garden
- 24ft open plan living/dining/kitchen
- Ideally placed for many local schools
- Driveway providing off road parking
- Double glazing and gas central heating throughout



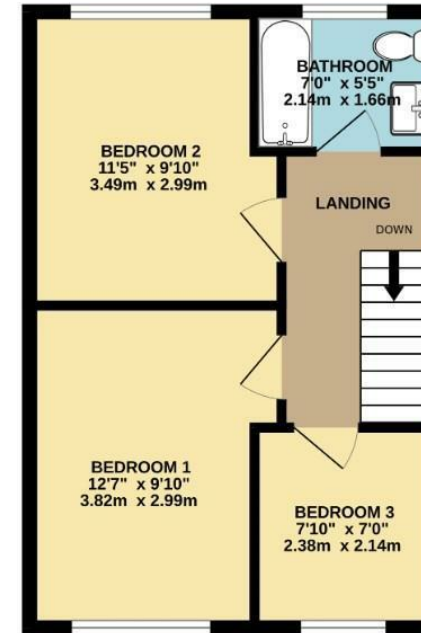
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



GROUND FLOOR
670 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1050 sq.ft. (97.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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