



344 Greenbrow Road  
Manchester M23 2YA  
£315,000

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# 344 Greenbrow Road

## Manchester M23 2YA

£315,000

This stunning home simply must be seen. The current owners have upgraded and improved the property and it offers immaculate accommodation which comprises: Entrance hallway with deep under stairs storage, a spacious living room, a modern fitted dining kitchen and a downstairs WC.

To the first floor a landing with storage leads on to two well-proportioned double bedrooms. An impressive refitted luxury bathroom now runs the entire depth of the house: It features a large freestanding bath, twin sink units and a large walk-in shower enclosure.

The house stands behind a gated driveway which provides off road parking space, alongside a garden area. To the rear is an enclosed garden with lawn and seating area. There is also a superb outbuilding which comprises a large covered seating area, a storage room and a utility room.

Greenbrow Road is convenient for access to transport networks, amenities and schools.

These stylish modern homes are always popular, but this particular property really does raise the bar. An internal inspection is essential.

- Beautifully Presented
- Spacious Living Room
- Modern Dining Kitchen
- Downstairs WC
- Two Double Bedrooms
- Stunning Luxury Bathroom
- Gated Driveway
- Enclosed Garden
- Large Outbuilding
- Solar Panels

Entrance Hallway

Living Room  
12'8 x 10'3

Dining Kitchen  
11'5 max x 16'5 max

Downstairs WC  
4'9 max x 5'5 max

First Floor Landing

Bedroom One  
12'10 x 10'3

Bedroom Two  
11'7 x 10'3

Bathroom  
15'2 x 6'0

Externally

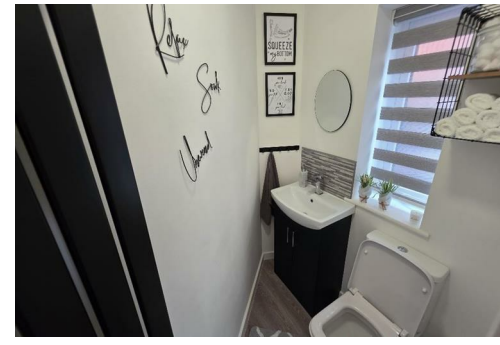
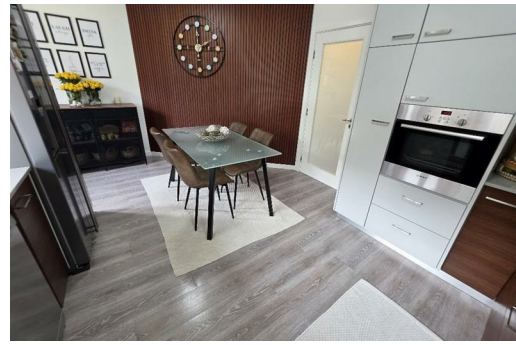
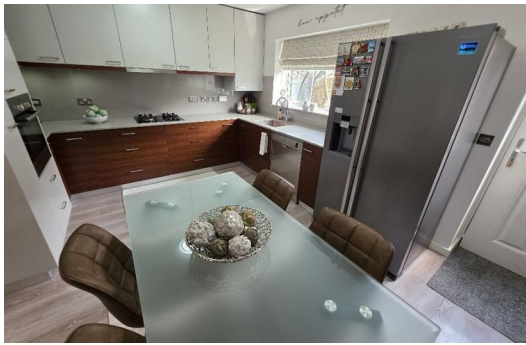
Gated driveway to the front providing off road parking space.  
Enclosed rear garden with seating area and lawn.

Outbuilding Utility Room  
6'4 x 7'2

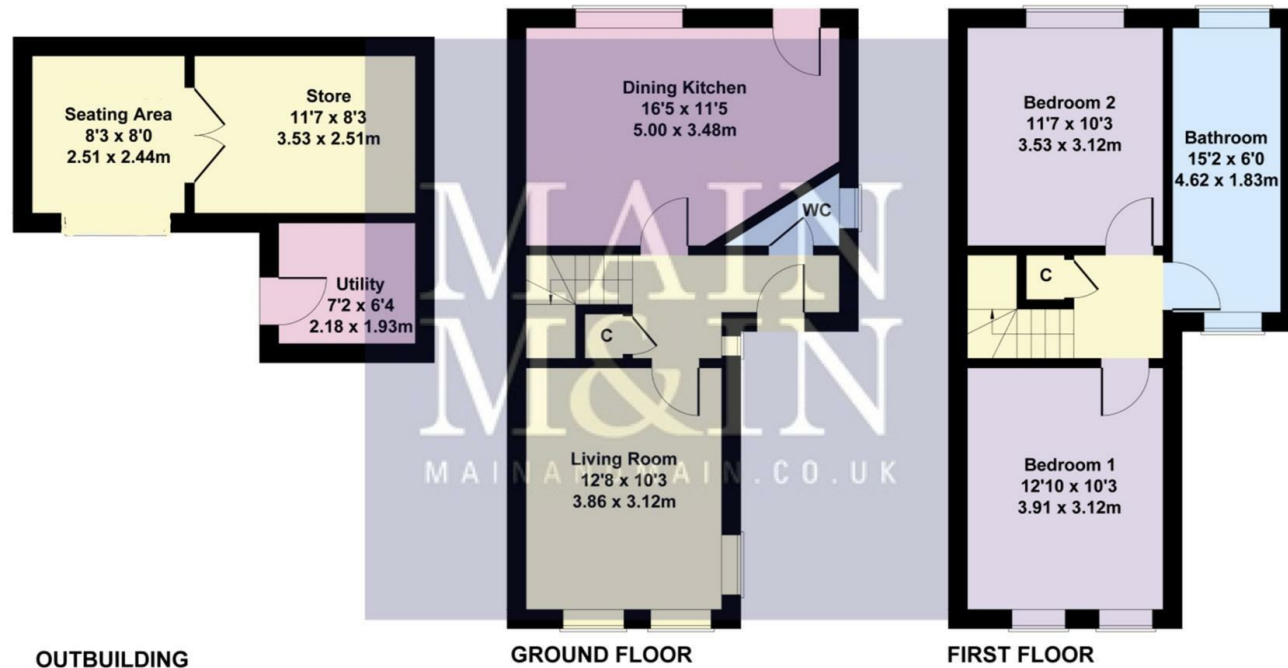
Outbuilding Storage Room  
8'2 x 11'7

Outbuilding Covered Seating Area  
8'3 x 8'0

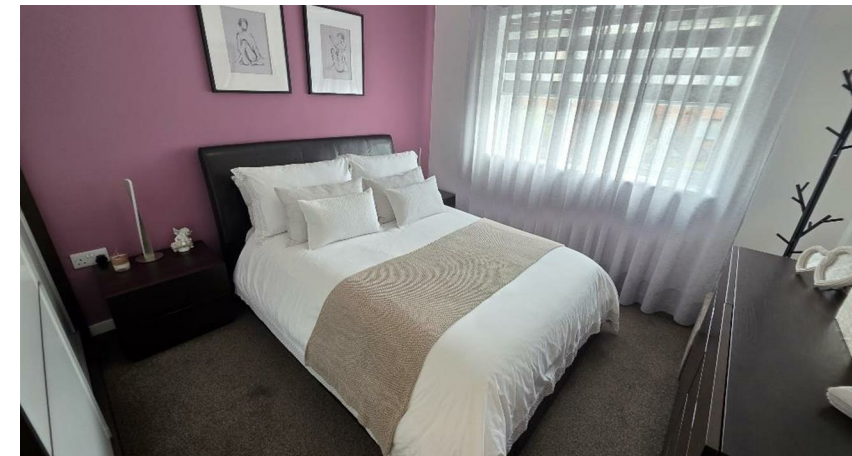
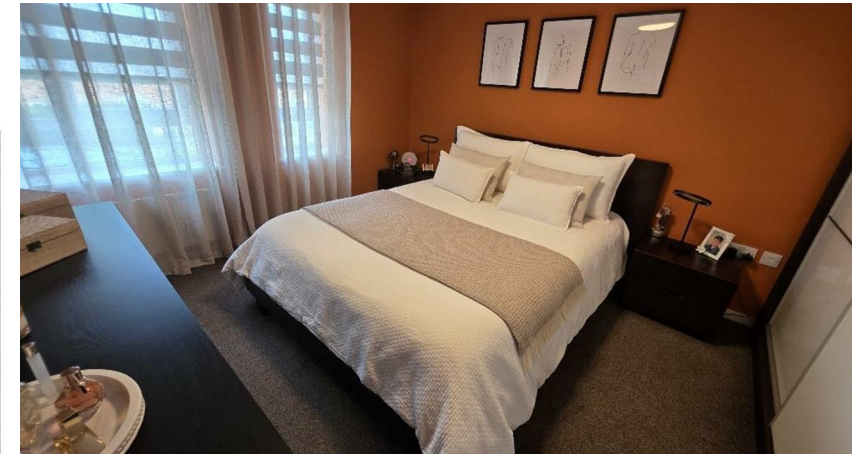
Tenure: Freehold  
Council Tax: Manchester A



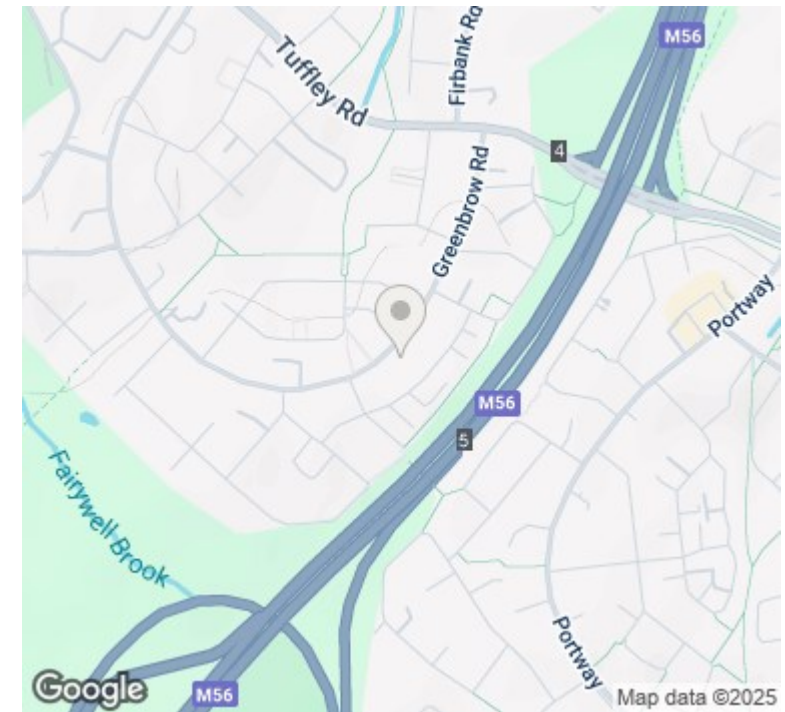
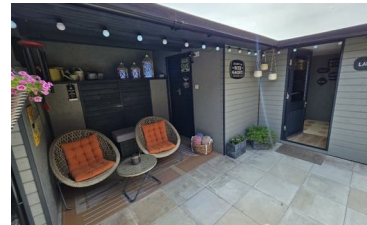
# **Greenbrow Road** Approximate Gross Internal Area 1024 sq ft - 95 sq m



Not to Scale. Produced by The Plan Portal 2025  
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To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Company Registration No. 5615498