



Millbrooke
ESTATE AGENTS

The Yates, Simpson Gardens, Simpson Grove
£425,000

The Yates, Simpson Gardens

Simpson Grove, Manchester

Welcome to Simpson Gardens, Boothstown, where luxury meets convenience. This stunning 4-bedroom detached freehold new build "The Yates," boasts high-specification fixtures and fittings and is situated in a prime location at the exclusive 20-plot estate...

Tenure: Freehold

- Excellent energy efficiency
- Must be viewed to appreciate
- Many local amenities and transport links
- Driveway parking and single garage
- Prime Boothstown location
- Tenure: Freehold
- Brand New Development
- Simpson Gardens, Boothstown
- High specification fixtures and fittings
- 10 Year structural warranty
- Exclusive 20 plot estate
- The Yates - 4 bedroom detached



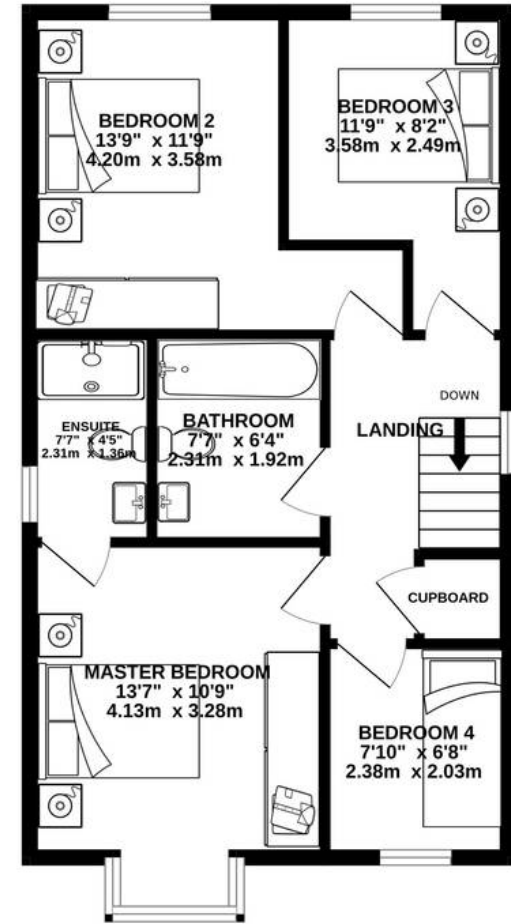
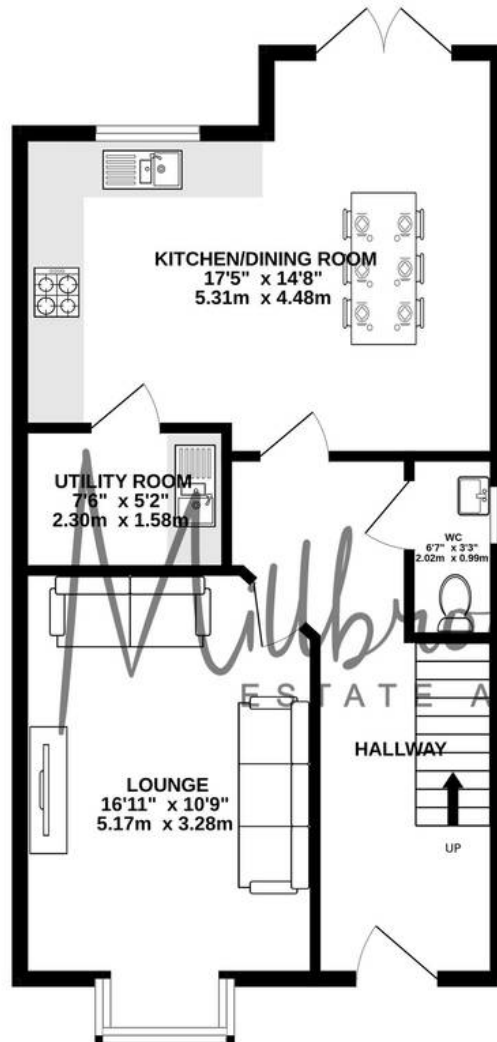




GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.

1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.

GARAGE
172 sq.ft. (16.0 sq.m.) approx.



TOTAL FLOOR AREA : 1066sq.ft. (99.0 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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