



**Broomfield Crescent  
Middleton M24 4EP  
OFFERS INVITED IN EXCESS OF £325,000**



## AN EXCEPTIONALLY WELL PRESENTED 4 BEDROOMED DETACHED FAMILY HOME SITUATED IN A HIGHLY SOUGHT AFTER LOCATION WITH LARGE REAR GARDEN AND OPEN ASPECTS

This well presented 4 bedroomed detached house is situated on a large plot in a quiet and popular area, with all the usual local amenities available nearby. The property is well presented and benefits from a gas fired central heating system, new double glazed windows, modern kitchen/diner, four reception rooms and a family bathroom suite. There is a front driveway providing off street parking with a small garden. To the rear is a extensive garden with large shed, decking area, water feature, lawned area and open aspects to North Manchester golf course. The property has been competitively priced and early viewing comes highly recommended.

### VIEWING STRONGLY RECOMMENDED TO APPRECIATE THE EXTENT AND CALIBRE OF THE ACCOMMODATION ON OFFER

#### THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

#### Ground Floor

##### PORCH

**ENTRANCE HALLWAY** - Large entrance hallway with modern fitted carpet

##### **LOUNGE – 3.5 x 4.8 metres (to bay)**

Well presented main reception room with feature fireplace, bay window, new modern carpet and double doors leading to family room

##### **FAMILY ROOM – 3.2 x 3.7 metres**

Well presented second reception room with feature bar, wood burning, laminate flooring and patio door leading to conservatory



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**CONSERVATORY – 2.8 x 2.9 metres**

Third reception room with views over rear garden to North Manchester Golf Course and double patio doors to decking area

**STUDY – 2.3 x 2.5 metres**

Converted from the previous garage

**KITCHEN/DINER – 4.6 x 5.1 metres reducing to 2.4 metres**

The fourth Reception room comprising Belfast sink unit, range of modern wall and base units with complementary work surfaces

**DOWNSTAIRS WC – 0.7 x 1.8 metres**

Low level wc and wash hand basin







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## First Floor

### LANDING

#### **MASTER BEDROOM – 3.2 x 4.6 metres**

Well presented double master bedroom with new modern fitted carpet and feature bay window

#### **BEDROOM TWO – 3.2 x 3.7 metres**

Second well presented double bedroom with new modern fitted carpet and situated to the rear with views to North Manchester Golf Course

#### **BEDROOM THREE – 2.4 x 7.8 metres**

Large double third bedroom situated on the 1<sup>st</sup> floor extension from the front of the house to the rear with views to North Manchester Golf Course and fitted eaves wardrobes

#### **BEDROOM FOUR – 2.4 x 2.9 metres**

Well presented fourth bedroom with feature panelling and fitted wardrobe

#### **BATHROOM – 2.3 x 2.6 metres**

Well presented family bathroom suite with panelled bath, low level wc, pedestal wash hand basin, corner shower cubicle, part tiled walls and heated hand towel rail

## Externally

The property benefits from a front garden and private driveway. To the rear there is a large garden with large storage shed, decked area, water feature, lawned area and backing on to North Manchester Golf Course



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## Council Tax Band

From enquiries made we have been advised that the property is in Council Tax Band C

## Energy Performance Certificate

Energy Rating - TBC

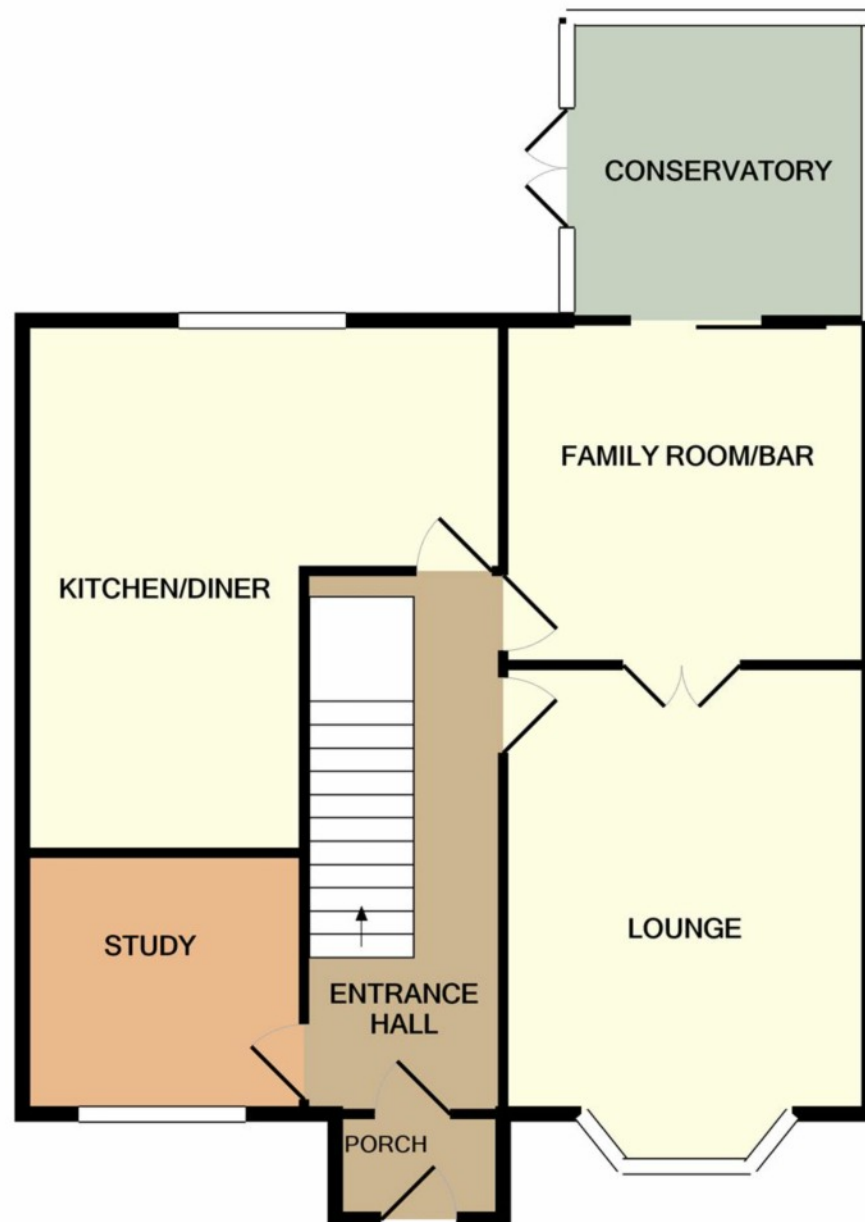
# VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

## LOCATION

The subject property is situated in a quiet development of similar, modern detached and semi detached houses, with all the usual local amenities available nearby



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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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