



Broomfield Crescent, Middleton M24

- NO CHAIN
- DETACHED FAMILY HOME
- MODERN INTERIOR THROUGHOUT
 - LARGE REAR GARDEN
 - USEFUL GARAGE
- FREEHOLD
- CAPTIVATING REAR VIEWS OF NORTH MANCHESTER GOLF CLUB
 - DOUBLE DRIVEWAY
 - TWO RECEPTION ROOMS
 - READY TO MOVE INTO

Price £320,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters are delighted to present for sale this remarkably spacious three double bedroom detached house situated on Broomfield Crescent, Middleton. Located in a highly sought after and convenient area, this property offers captivating rear views that overlook North Manchester Golf Club, making it an ideal property for a growing family.

Upon entering, potential buyers will be greeted by a porch, setting the stage for a warm and inviting atmosphere. The hallway leads into the ample dining room where a bay window fills the area with natural light. The modern kitchen, convenient garage, and a spacious lounge with french doors opening to the expansive rear garden complete the ground floor living spaces.

Upstairs reveals three spacious double bedrooms, with the master bedroom benefitting from a bay window for extra light and a luxurious shower room impresses with its walk in shower and hand wash basin. An additional upstairs WC enhances the practical layout of this family home.

Externally, the property boasts a front garden and a double driveway providing ample parking space for two cars. The privately maintained rear garden offers ample space for outdoor enjoyment, and the standout feature is undoubtedly the captivating views of North Manchester Golf Club.

Located in a popular residential area, this home is in close proximity to local schools, shops, amenities, and excellent transport links. Its easy access to Middleton, Heywood, Rochdale, and Manchester centres makes it an ideal residence for a growing family.

Don't miss the chance to make this exceptional house your family's new home.

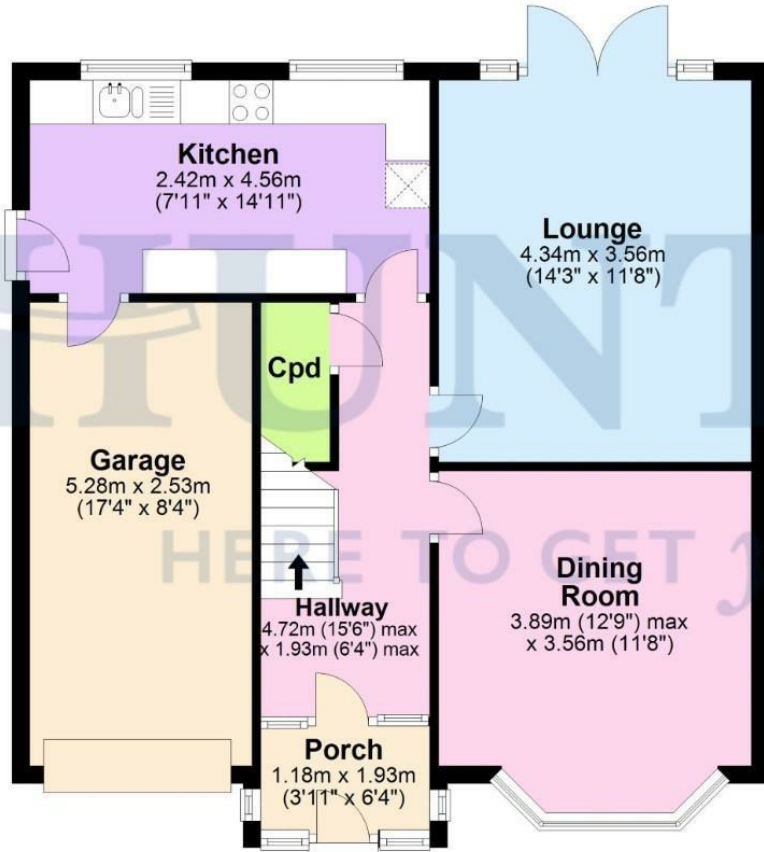
Tenure: Freehold
Council Tax Band: C
EPC Rating: C





Ground Floor

Approx. 65.9 sq. metres (709.4 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.5 sq. feet)



Total area: approx. 109.8 sq. metres (1181.9 sq. feet)

Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Plan produced using PlanUp.

Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> 86 </div>
(81-91) B		<div style="text-align: center;"> 74 </div>	
(69-80) C			
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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