



Broomfield Crescent, Middleton M24

- FREEHOLD
- HIGH SPECIFICATION INTERIOR THROUGHOUT
- CAPTIVATING REAR VIEWS OF NORTH MANCHESTER GOLF CLUB
 - SCOPE FOR FURTHER DEVELOPMENT
 - TWO MODERN BATHROOMS
- APPROXIMATELY 1410 SQ FT
- ELECTRIC GATED PRIVATE ENTRANCE
 - OPEN PLAN LIVING SPACE
- CONVENIENT DOWNSTAIRS WC
 - COUNCIL TAX BAND - C

Offers In Excess Of £465,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters proudly present an exemplary bespoke five bedroom detached family home situated on Broomfield Crescent, Middleton. This property has thoughtfully been designed by the current owners and finished to a superb standard throughout with exceptional quality. 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.

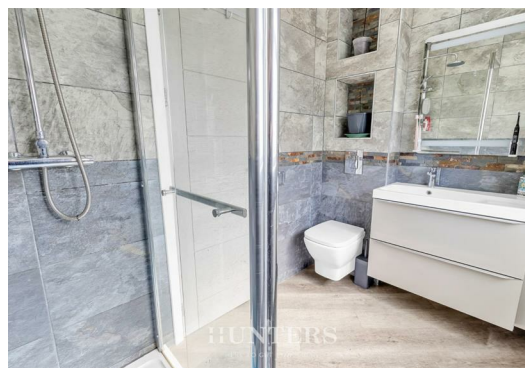
Upon entering, potential buyers will be greeted by a modern hallway that sets the stage for a warm and stylish atmosphere. The hallway leads into the lounge, where a bay window fills the area with natural light. The open plan kitchen/breakfast room and dining room are decorated to a high standard, featuring plentiful storage, integrated appliances, an island, and bi-folding doors that open to a raised patio area, overlooking the expansive and beautifully presented lawned garden. Completing the ground floor are a convenient utility room with access to the integral garage, a downstairs WC, and an office space which has the potential to become an extra bedroom if desired.

Upstairs reveals three spacious double bedrooms and a versatile fourth bedroom. The master bedroom benefits from a bay window for extra light and a luxurious shower room that impresses with a walk-in shower, WC, and hand wash basin. An additional modern family bathroom enhances the practical layout of this family home.

Externally, the property boasts an impressive electric-gated front garden and a double driveway, providing ample parking space for two cars. The private rear garden offers ample space for outdoor enjoyment, with the standout feature being 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.

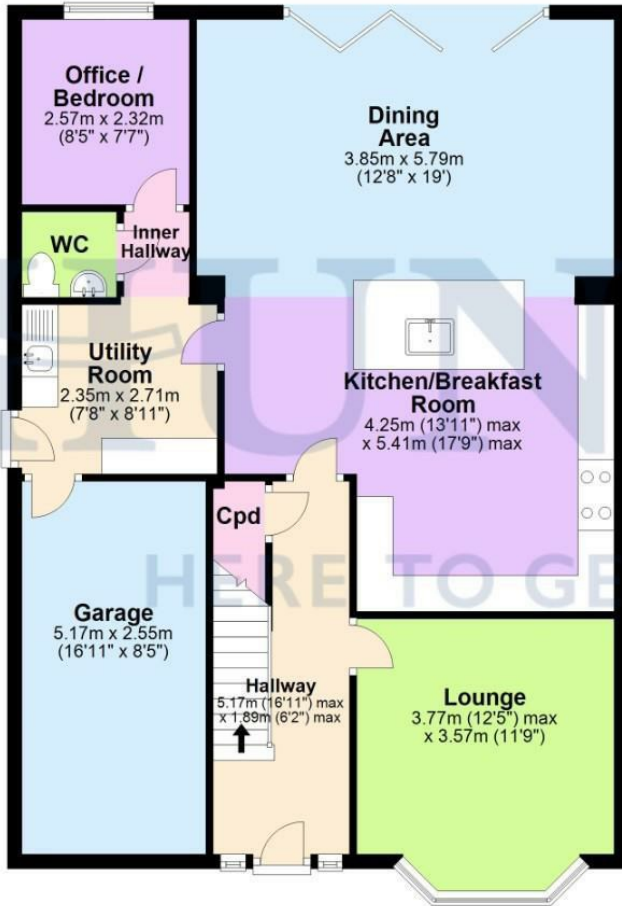
Tenure: Freehold
EPC Rating: C
Council Tax Band: C





Ground Floor

Approx. 95.4 sq. metres (1027.2 sq. feet)



First Floor

Approx. 60.2 sq. metres (648.5 sq. feet)



Total area: approx. 155.7 sq. metres (1675.6 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.

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		
(81-91) B		
(69-80) C	73	83
(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

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.



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