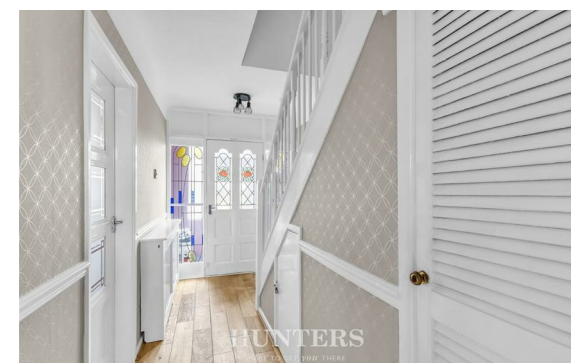




Broomfield Crescent, Middleton

- FREEHOLD
- EXTENDED PROPERTY OVER 1800 SQ FT
- SPACIOUS DRIVEWAY
- TWO BATHROOMS AND ONE SHOWER ROOM
- WELL MAINTAINED PROPERTY READY TO MOVE INTO
- SEVEN/EIGHT BEDROOMED SEMI DETACHED
- NO CHAIN
- LARGE WELL MAINTAINED GARDEN
- PERFECT FOR LARGE FAMILIES
- MULTIPLE WELL RESPECTED SCHOOLS IN THE AREA

Asking Price £440,000

HUNTERS®
HERE TO GET *you* THERE

Hunters proudly present a substantial SEVEN bedroom semi detached family home situated on Broomfield Crescent, Middleton. This property will be sold with NO CHAIN and has the benefit of being a FREEHOLD. Located in a highly popular and convenient area, this property offers ample space for large families.

Upon entering, potential buyers will be greeted by a spacious hallway that sets the stage for a warm atmosphere. The hallway leads into the lounge, where a bay window fills the area with natural light. The open plan kitchen/dining room features plentiful storage and integrated appliances and is connected to a conservatory which boosts the ground floor by adding more space to relax and wind down. Two of the seven bedrooms are located on the ground floor, with easy access to a nearby shower room and a convenient utility room.

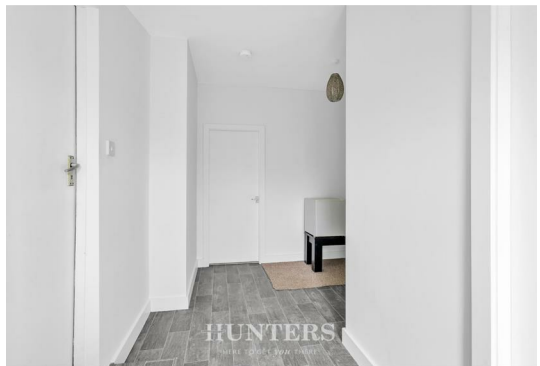
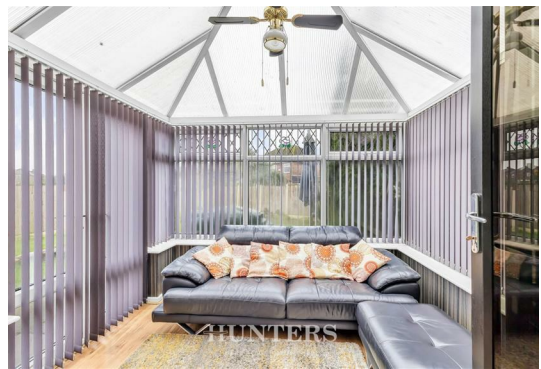
Upstairs features four generously sized double bedrooms and a versatile fifth bedroom, ideal for a single bed. The first floor also includes a sitting room that could serve as an eighth bedroom if needed. Completing this level are two spacious, high standard bathrooms, both equipped with bathtubs.

Externally, the property features a gated driveway providing ample space for multiple cars. The private rear garden has been well maintained and provides space for growing families to enjoy outdoor enjoyment.

Located in a popular residential area, this home is in close proximity to local schools, shops, amenities, and excellent transport links.

Seize the opportunity to make this stunning house your new home. Get in touch with us today to schedule a viewing and explore all the potential this property holds.

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





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

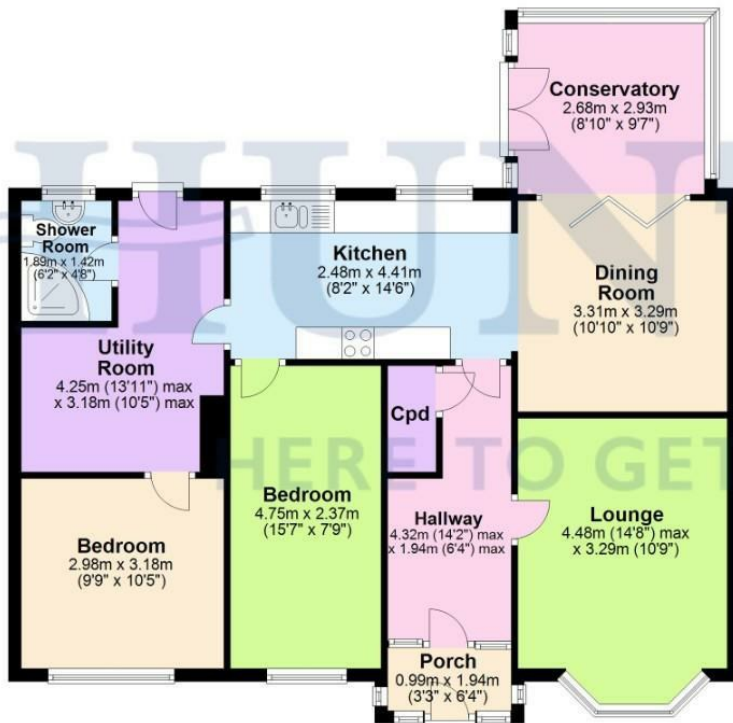
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	63	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

Ground Floor

Approx. 90.9 sq. metres (978.6 sq. feet)



First Floor

Approx. 80.8 sq. metres (869.9 sq. feet)



Total area: approx. 171.7 sq. metres (1848.5 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.



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