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38 Broomfield Crescent, Middleton



- Spacious And Well Presented FOUR BED EXTENDED Semi Detached
- Bay Fronted Lounge Leading To Dining Area / Extended Kitchen / Conservatory
 - Utility Area / Down-Stair W.C / Half Garage Providing Storage
 - FOUR-Piece Bathroom
 - Large Pressed Concrete Driveway
 - Enclosed Rear Lawned Garden With Patio Areas

Offers In Excess Of £319,995

Spacious and well presented FOUR BED EXTENDED semi detached with large concrete pressed driveway and a good-sized rear lawned garden with patio areas. Briefly comprising of gas central heating, uPVC double glazed windows, bay fronted lounge with open access to the dining area and a conservatory at the rear overlooking the rear garden. There is also a large extended kitchen leading to a utility area, down-stair W.C and half garage providing storage. The first floor affords an extended master bedroom with front to rear aspect, (this bedroom could be split to create a fifth bedroom with own access from landing) three further bedrooms and a four-piece bathroom. Externally to the front is a very large pressed concrete driveway providing space for several cars to off road park. Gated access down the side leads to a full width patio and lawned garden with paved and soil borders and a further patio at the foot housing two garden sheds. Situated in a sought after position with easy access to local shops and amenities, Middleton town centre is a short drive away and there is easy access to transport links and the M60 motorway network.

GROUND FLOOR

PORCH

Enclosed entrance porch leading to...

HALLWAY

Hallway with carpet flooring, radiator, under-stair storage and staircase rising to the first floor.

LOUNGE AREA

5.35m x 3.25m (17'6" x 10'7")

Front aspect with bay window, wood burning stove set within feature fire surround, coved ceiling, carpet flooring and radiator. Open plan access to the dining area.

DINING AREA

3.25m x 3.0m (10'7" x 9'10")

Rear aspect with tall radiator, coved ceiling and carpet flooring. Open access to the kitchen and sliding patio doors lead to the conservatory.



CONSERVATORY

3.28m x 3.02m (10'9" x 9'10")

Rear aspect with carpet flooring, computer point, radiator and access to the rear garden.



KITCHEN

5.43m x 2.48m (17'9" x 8'1")

Rear aspect with a range of wall and base units incorporating one and a half bowl stainless steel sink, gas hob with stainless steel extractor above, built in electric oven, space and plumbing for an automated washing machine, vinyl tiled flooring and radiator. External access and access to the utility area, W.C and half garage providing storage.

W.C

Down-stair W.C with vanity wash-basin and fixed cupboard below, low-level W.C, radiator and vinyl tiled flooring.

FIRST FLOOR

MASTER BEDROOM

6.43m x 2.97m (21'1" x 9'8")

Front to rear aspect with T.V point, carpet flooring and two radiators. (This bedroom could easily be split to create a fifth bedroom with its own access from the landing).



BEDROOM 2

4.35m x 2.97m (14'3" x 9'8")

Front aspect with bay window, carpet flooring and radiator.



BEDROOM 3

3.63m x 2.87m (11'10" x 9'4")

Rear aspect with carpet flooring and radiator.

BEDROOM 4

2.60m x 2.26m (8'6" x 7'4")

Front aspect with carpet flooring and radiator.

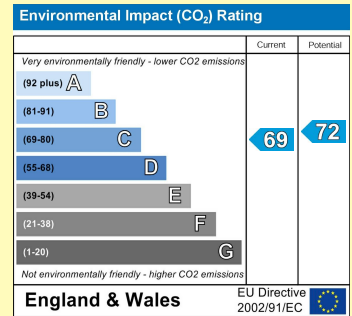
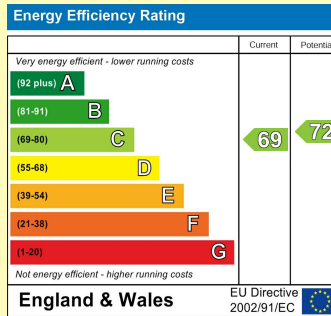
BATHROOM

FOUR-piece family bathroom comprising of bath with shower off mixer taps, separate shower cubicle, vanity wash-basin with fitted cupboard below, low-level W.C, carpet flooring, spotlights, part tiled walls and heated towel rail.



OUTSIDE

Externally to the front is a very large pressed concrete driveway providing space for several cars to off road park. Gated access down the side leads to a full width patio and lawned garden with paved and soil borders and a further patio at the foot housing two garden sheds.



PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

GROUND FLOOR
794 sq.ft. (73.8 sq.m.) approx.



1ST FLOOR
622 sq.ft. (57.8 sq.m.) approx.



FOUR BED EXTENDED SEMI DETACHED

TOTAL FLOOR AREA: 1417 sq.ft. (131.6 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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