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36 Broomfield Crescent, Middleton



- Extended Three Bed Semi Detached In Excellent Order
  - Gas Central Heated / uPVC Double Glazed
- Through Lounge With Double Doors To Dining Room
- Extended Dining Kitchen / Four-Piece Family Bathroom
  - Large Block Paved Driveway / Integral Garage
  - Rear Lawned Garden With Patios

Offers In Excess Of £280,000

THREE bed EXTENDED semi detached in excellent order throughout. Briefly comprising of gas central heating, uPVC double glazed windows, large through lounge with double doors to the extended sitting room at the rear and an extended dining kitchen. All the down-stairs area has been re-plastered in 2021 along with the 3rd bedroom. The first floor affords the three bedroom and a large four-piece bathroom.

Externally to the front is a large block-paved driveway leading to the integral garage. Gated access down the side leads to a York stone patio, a further raised decked patio and a neatly tended lawned garden with paved borders which continues to a further patio at the foot and a useful garden shed. Situated in a highly regarded position with easy access to local shops, school and facilities. Also convenient for Middleton town centre, transport links and the M60 motorway network.

## GROUND FLOOR

### PORCH

Enclosed entrance porch with sliding door.

### HALL

Entrance hall with picture rail, radiator, lino floor covering and staircase rising to the first floor.

### LOUNGE

7.9m x 3.1m (25'11" x 10'2")

Excellent sized through lounge with bay window, feature fire surround, T.V point, carpet flooring, coved ceiling and two radiators. Double doors to the dining room.



### SITTING ROOM

3.4m x 2.8m (11'1" x 9'2")

Rear aspect with carpet flooring and radiator. Sliding doors to the rear garden.



### DINING KITCHEN

4.9m x 4.0m (16'0" x 13'1")

Spacious dining kitchen with a range of high gloss wall and base units incorporating one and a half bowl resin sink, induction hob with black glass extractor above, integrated double electric oven, space and plumbing for washing machine and dishwasher, space for "American" style fridge freezer, two radiators, under-stair storage, external access and access to the integral garage. Open plan to sitting room.



## FIRST FLOOR

### BEDROOM 1

4.3m x 2.8m (14'1" x 9'2")

Front aspect with bay window, fitted wardrobes with matching dresser, wall mounted T.V point, ceiling fan, carpet flooring and radiator.



### BEDROOM 2

3.4m x 2.8m (11'1" x 9'2")

Rear aspect with fitted wardrobes, carpet flooring and radiator.



### BEDROOM 3

2.4m x 2.1m (7'10" x 6'10")

Front aspect with fitted wardrobe, carpet flooring and radiator.



### BATHROOM

Spacious four-piece bathroom comprising of bath with shower off mixer taps, separate shower cubicle, vanity wash-basin, low-level W.C, fully tiled walls and radiator.



### OUTSIDE

Externally to the front is a large block-paved driveway leading to the integral garage. Gated access down the side leads to a York stone patio, a further raised decked patio and a neatly tended lawned garden with paved borders which continues to a further patio at the foot and a useful garden shed.

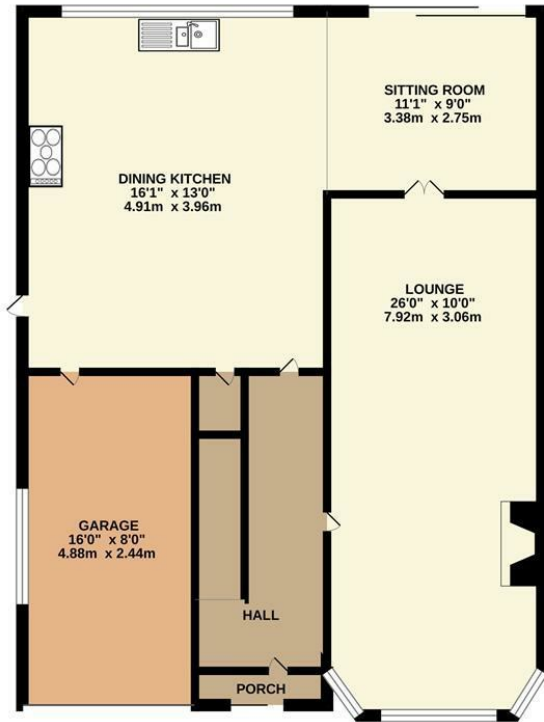


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	79
England & Wales		EU Directive 2002/91/EC	

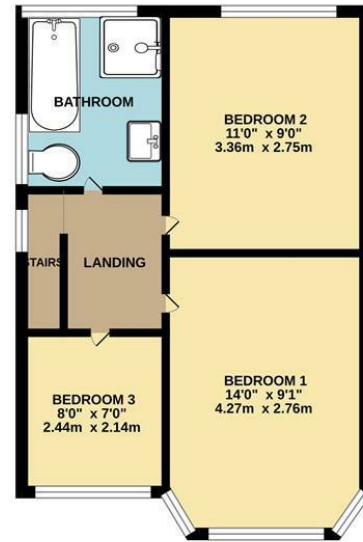
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		63	77
England & Wales		EU Directive 2002/91/EC	

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  
791 sq.ft. (73.5 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA : 1171 sq.ft. (108.8 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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