

Broomfield Close, Ainsworth

Offers Over £200,000

Miller Metcalfe
Every step of the way

Located in a highly regarded cul-de-sac in the ever-popular village of Ainsworth, this attractive three-bedroom semi-detached home presents an exciting opportunity for growing families seeking additional space in a superb residential setting.

Offering well-balanced accommodation throughout and bursting with potential to modernise and create a truly special long-term family home, the property is ideally positioned close to excellent local amenities, schools and transport links.

Upon entering, you are welcomed via an entrance porch into the hallway with staircase rising to the first floor. The generous main lounge provides a warm and inviting living space and flows seamlessly through to the kitchen and an additional extended reception room to the rear.

To the first floor, the property offers three well-proportioned bedrooms, comprising two spacious doubles and a comfortable single bedroom, all served by a family bathroom.

Externally, the home enjoys gardens to the front, side and rear, creating excellent outdoor space for families and entertaining alike. A private driveway and garage further enhance the practicality of this wonderful home.

Broomfield Close remains a firm favourite with families thanks to its peaceful setting and convenient location just off Bradley Fold Road.

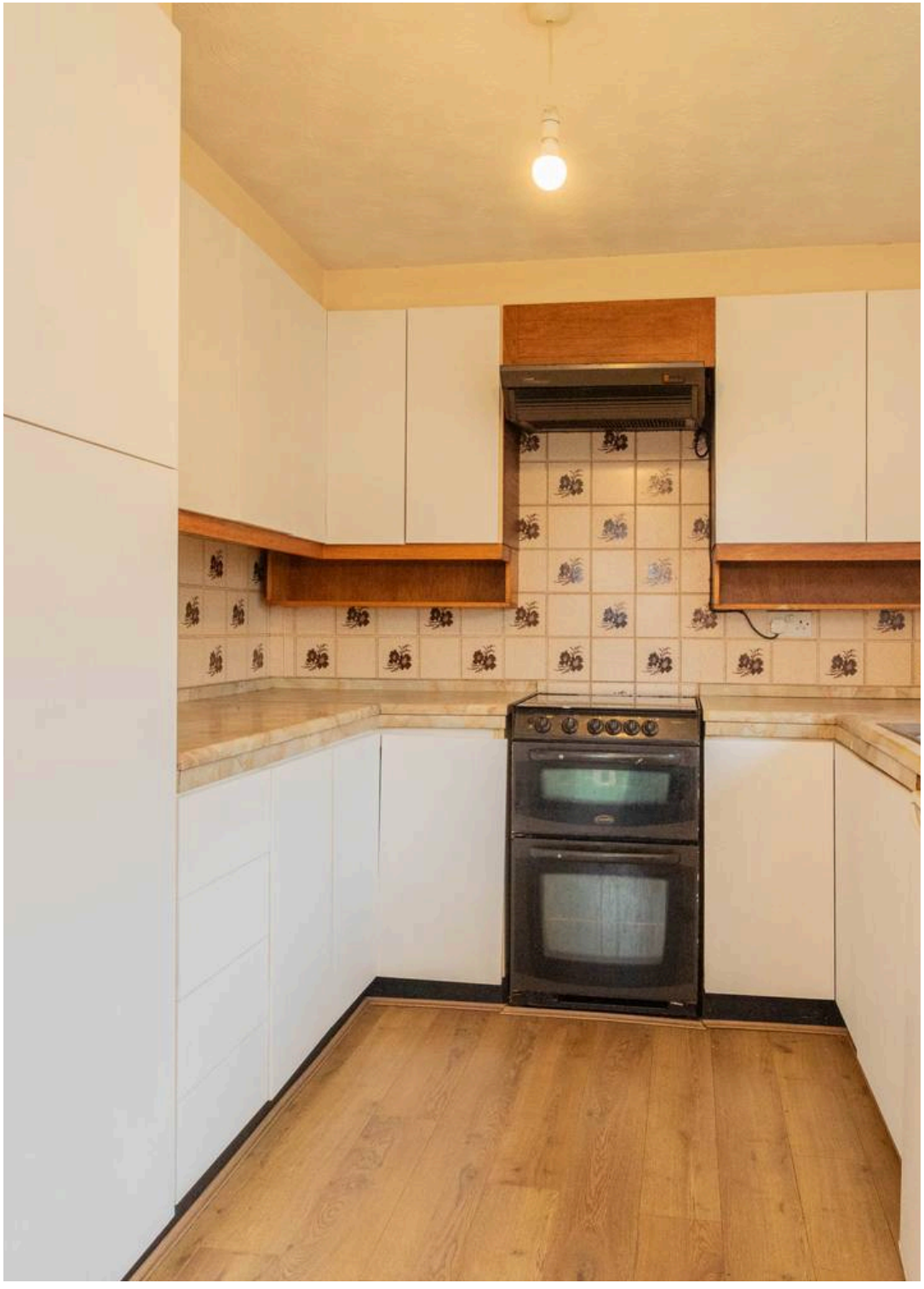
Important Information: A structural survey has identified structural issues affecting the front bay window and recommended remedial works. The works have not been undertaken. The agent has not inspected or verified the condition of the property. A copy of the survey is held by the agent. Prospective purchasers must rely on their own investigations, surveys and professional advice regarding the condition of the property and any associated costs or works. Cash offers are invited.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:







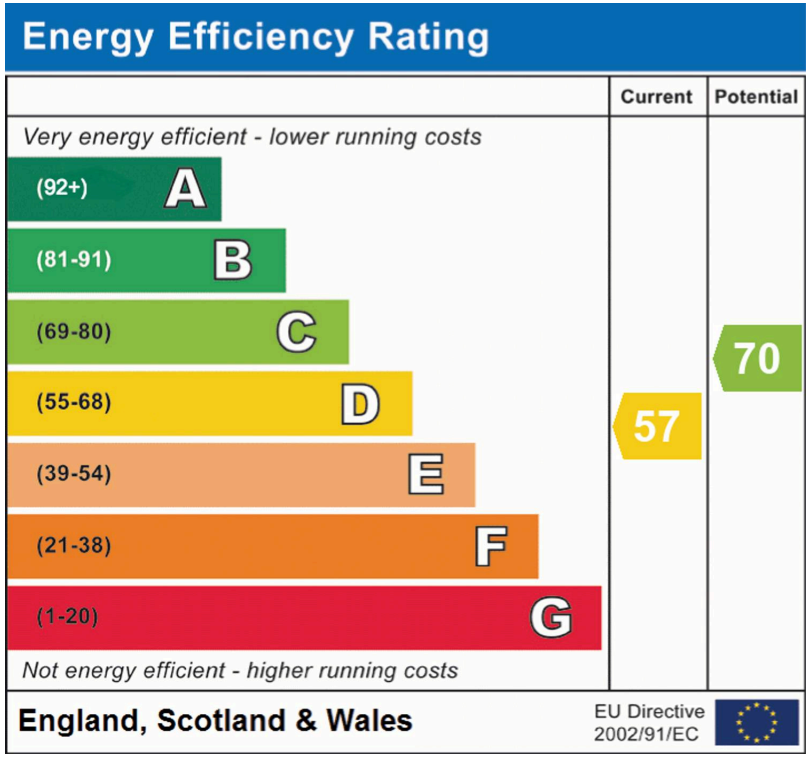








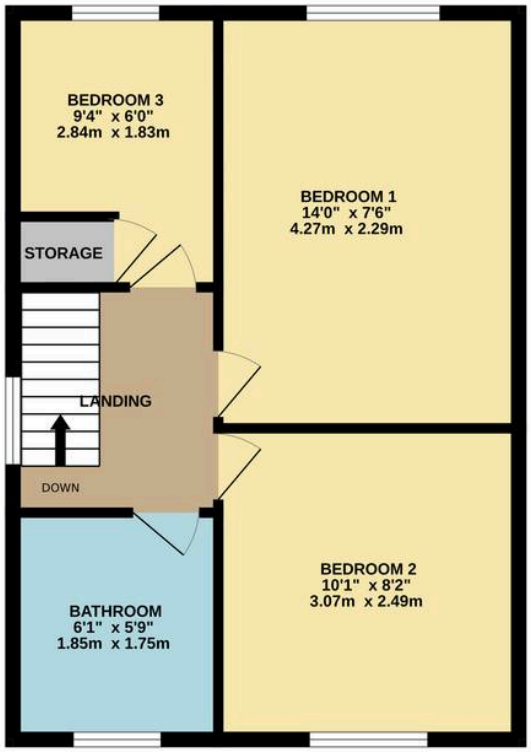



Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
57
70
England, Scotland & Wales
EU Directive 2002/91/EC

GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 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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