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36 Broomfield Crescent, Middleton



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

£189,950

Extended three bed semi detached house in immaculate order throughout. Briefly comprising of gas central heating, uPVC double glazed windows, lounge open to a separate sitting area, dining kitchen and separate dining room to the rear. The first floor affords three good-sized bedrooms and a large four-piece bathroom suite. 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 lounge with open plan to sitting area comprising of electric fire set within feature surround, T.V point, computer point, two radiators and carpet flooring.



DINING 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.



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.

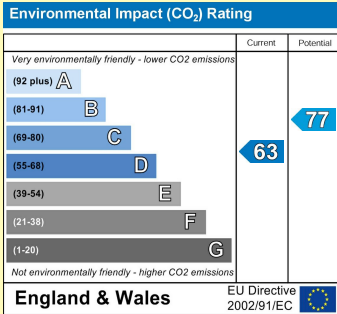
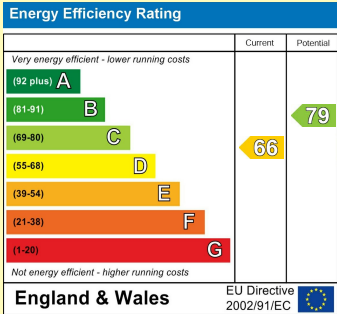
BATHROOM

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.

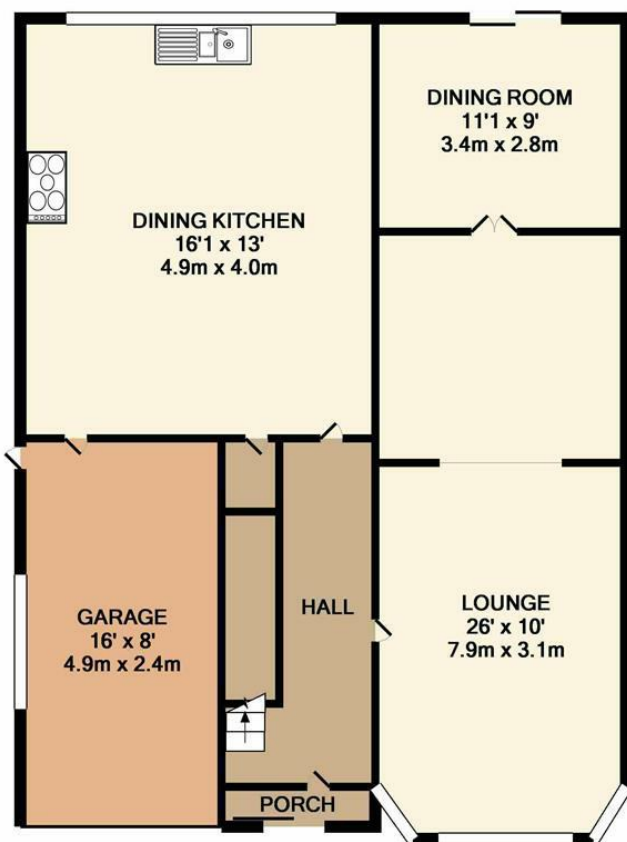


OUTSIDE

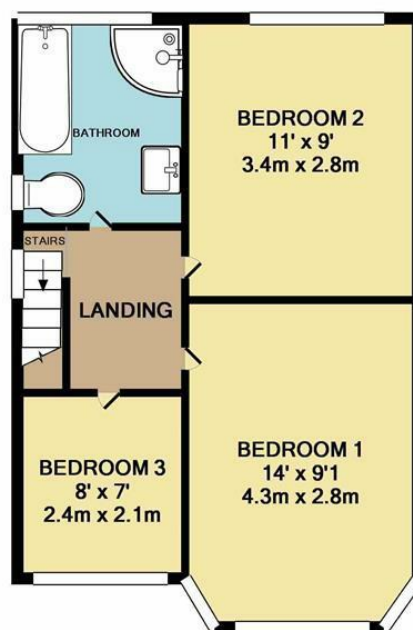
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PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as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



GROUND FLOOR
APPROX. FLOOR
AREA 797 SQ.FT.
(74.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 380 SQ.FT.
(35.3 SQ.M.)

36 BROOMFIELD CRESCENT
TOTAL APPROX. FLOOR AREA 1178 SQ.FT. (109.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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