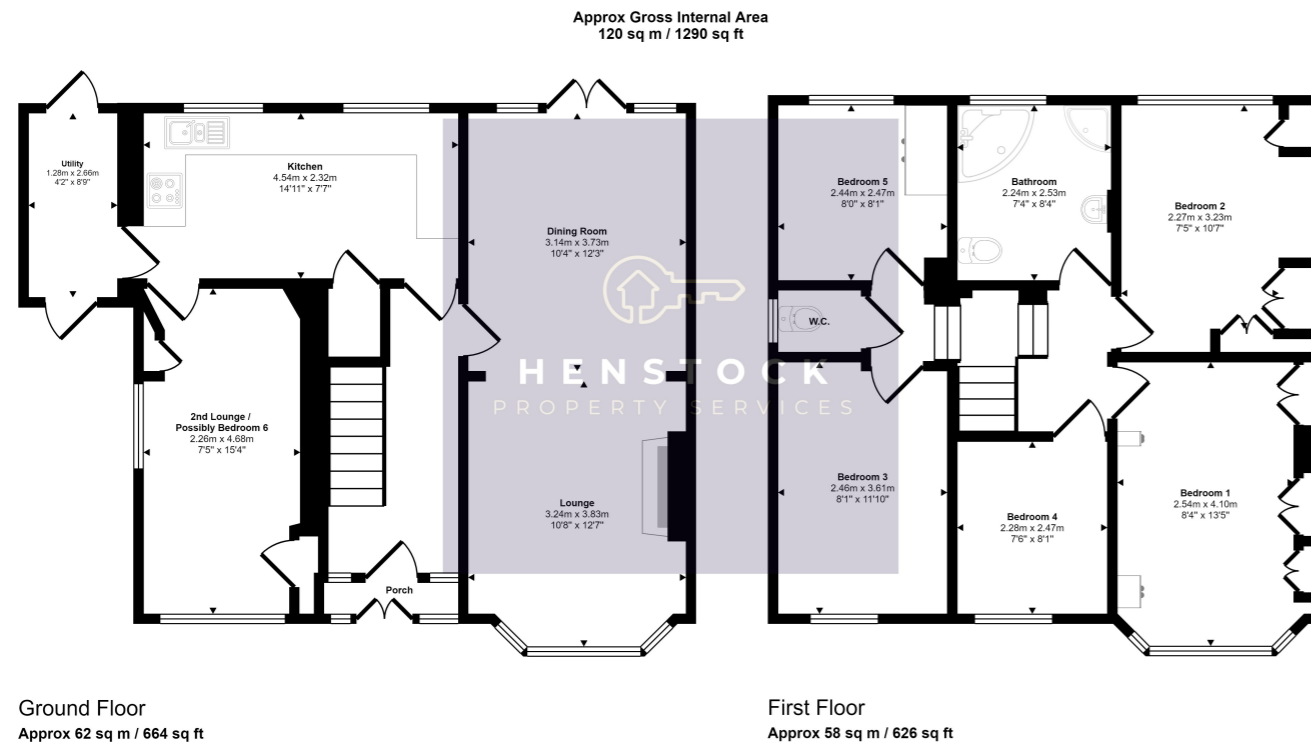




**HENSTOCK**  
PROPERTY SERVICES



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## 40 Broomfield Crescent, Middleton, Manchester, Lancashire M24 4FW

- 5/6 BEDROOMED EXTENDED SEMI DETACHED
- FREEHOLD
- COUNCIL TAX BAND B
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZED WINDOWS
- GOOD SIZE REAR GARDEN

**£300,000**





## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 5/6 bedroomed double extended semi detached family home set in this popular residential area. The living accommodation briefly comprises; entrance porch into hallway, front lounge into dining area, kitchen, 2nd lounge (possibly 6th bedroom), 5 bedrooms and a bathroom with separate w.c. The property also has the benefit of gas central heating, double glazed windows, lean to rear wooden shed, off road parking to front and a pleasant garden to rear. Ideally situated in this extremely popular spot within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and a short distance from the M60 & M62 motorway link

## GROUND FLOOR

### Entrance

Porch into hallway.

4.23m x 1.93m (13' 11" x 6' 4") Hallway with open railed staircase, single radiator.

### Front Lounge

3.24m x 3.83m (10' 8" x 12' 7") into bay window to front, central feature fireplace with stone surround and back panel, marble hearth, arch to dining room, double radiator.

### Dining Room

3.14m x 3.73m (10' 4" x 12' 3") open to lounge, double patio doors to rear garden, double radiator.

### Kitchen

4.54m x 2.32m (14' 11" x 7' 7") views to rear, modern white high gloss units with black marble effect worktops, white sink with chrome mixer tap, built in single electric oven with 4 ring gas hob, part tiled walls, spotlights, space for dining suite, under stair storage, doors to 2ns Lounge (possibly 6th Bedroom) and rear garden, single radiator.

### 2nd Lounge / possible 6th Bedroom

2.26m x 4.68m (7' 5" x 15' 4") formerly a garage, views to front and side, single radiator.

## FIRST FLOOR

### Bedroom 1

2.54m x 4.10m (8' 4" x 13' 5") bay window to front, cream fully fitted wardrobes and bedroom furniture, single radiator.

### Bedroom 2

2.27m x 3.23m (7' 5" x 10' 7") views to rear, grey built in wardrobes, oak effect laminate flooring, single radiator.

### Bedroom 3

2.46m x 3.61m (8' 1" x 11' 10") views to front, oak effect laminate flooring, single radiator.

### Bedroom 4

2.28m x 2.47m (7' 6" x 8' 1") views to front, oak effect laminate flooring, single radiator.

### Bedroom 5

2.44m x 2.47m (8' 0" x 8' 1") views to rear, single radiator.

### Bathroom

2.24m x 2.53m (7' 4" x 8' 4") white modern suite comprising, corner bath with walk in shower cubicle with wall mounted electric shower, close coupled w.c, sink, fully tiled walls, spotlights, single radiator.

Separate W.C Room

### Exterior

Front Garden Area - half lawn / half paved with off road parking.

Rear - lean to wood shed. Rear garden with paved patio and paths, raised flower beds, central lawn and single shed.

