



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.



HENSTOCK
PROPERTY SERVICES



3 Broomfield Park, Middleton, Manchester, Lancashire M24 4DT

- LUXURY DETACHED 4 BED FAMILY HOME
- MODERN KITCHEN / DINER
- GENEROUS PLOT
- AMPLE PARKING ACROSS 2 PARKING AREAS
- GARAGE & UTILITY ROOM
- FREEHOLD!
- ACCESS VIA PRIVATE ROAD

£589,950



Entrance

Hallway with access to garage, ground floor wc, reception rooms, kitchen & staircase.

Lounge

(4.67m x 4.41m / 15'4" x 14'6"): A spacious, well-proportioned lounge perfect for relaxing or entertaining, featuring a large window to front and dual patio doors to rear for natural light and a warm, inviting atmosphere. Built in media unit.

Second Reception Room

(2.43m x 4.36m / 8'0" x 14'4"): A cozy ground-floor bedroom, perfect for guests or as a home office. Its size offers versatility, ensuring comfort and practicality.

Kitchen

(3.77m x 7.16m / 12'4" x 23'6"): This open-plan kitchen diner offers plenty of space for family meals or hosting guests, complete with a sleek modern design and room for a large dining table. The expansive layout enhances its functionality, making it a central hub of the home. Featuring a host of built in appliances including fridge, freezer, microwave, double ovens, wine fridge topped off with quartz worktops. Patio doors to rear garden. Access to utility room.

Utility Room

(1.45m x 4.45m / 4'11" x 14'8"): Conveniently located next to the kitchen, this utility room provides extra space for laundry or storage needs, keeping the main living areas clutter-free. Door to side of property.

Garage

(2.51m x 4.51m / 8'3" x 14'10"): A secure space for vehicle storage or additional storage needs, with up and over door to front and easy access from the

PROPERTY DESCRIPTION

FREEHOLD - Henstock Property Services are delighted to offer this exquisite 4-bedroom detached home offering a blend of luxury and modern comfort whilst nestled in a serene and secluded location just moments from the tranquil beauty of Alkrington Nature Reserve. With its spacious garden and charming aspect this property promises an idyllic setting for family living whilst retaining close proximity to amenities. Accessed via private road and featuring a generous driveway and additional parking spaces across from the house provide ample room for up to 5/6 vehicles, ensuring convenience and ease. This elegant executive residence, set in a peaceful, picturesque spot, exudes sophistication and warmth. Its well-appointed recently upgraded interiors are thoughtfully designed, making it a perfect retreat for those seeking a balance of style and homely charm. Among its standout features are a spacious grounds, an inviting patio ideal for alfresco gatherings, a master bedroom with en-suite shower room, two reception rooms, a practical utility room, attached garage and a downstairs WC. The spacious grounds offer both privacy and room to unwind, while the garage adds an extra layer of convenience for secure parking and storage. Ideally located in a sought-after residential area, this stunning home offers the perfect balance of peaceful seclusion and easy access to essential amenities. Within close reach of well-regarded schools, shops, and supermarkets, as well as leisure and fitness facilities, it ensures convenience for day-to-day living. Public transport services are easily accessible, and both the M60 and M62 motorway links are just a short distance away, making this property well-connected for commuters and families alike.

