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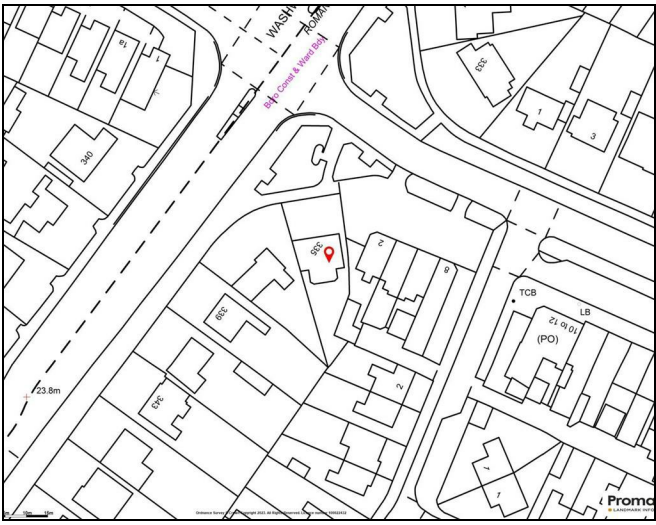
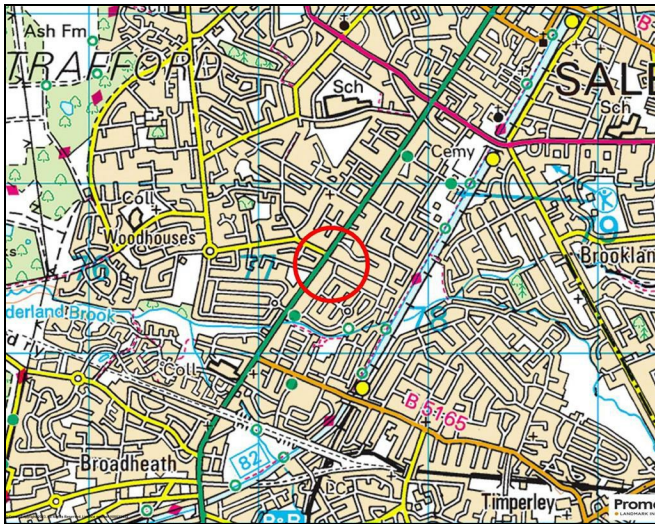
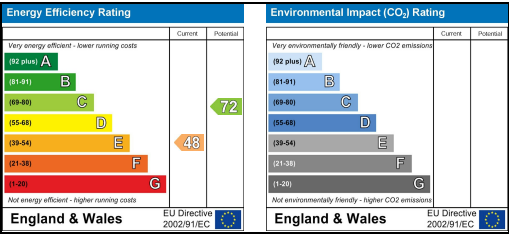
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# energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# overview

**\*\*NO CHAIN\*\*** AN IMPRESSIVE EXTENDED AND UPGRADED FIVE BEDROOMED DETACHED WHICH OFFERS EXCELLENT FAMILY ACCOMMODATION. LOVELY ESTABLISHED SOUTH FACING REAR GARDEN. IDEAL LOCATION FOR SCHOOLS. OVER 1800 SQFT INC LOFT CONVERSION.

Porch. Hall. Study. Sitting Room. Lounge. Large Conservatory Dining Room. Breakfast Kitchen. Utility Room. WC. Five Bedrooms. Two Baths/ Shower - One En Suite. Driveway + Attached Garage.

CONTACT SALE 0161 973 6688



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

# in detail

An excellent-sized, comprehensively extended and upgraded, Five Bedroomed Detached Family Home extending to over 1800 sqft of Accommodation.

The property enjoys a lovely position, set back from the road, and ideally situated for several excellent local Primary Schools, Secondary Schools and Grammar Schools, as well as having the shops at Eastway literally down the road.

Internally, there is neutral re-decoration and contemporary Kitchen and Bathroom fittings.

In addition to the Accommodation, there is ample Driveway Parking, Attached Garage and a lovely, established, Private South facing rear Garden.

The property currently has planning permission approved for the erection of two storey rear and single storey front and side extension, plus Porch extension - planning application number - 21/0215/PA.

An internal viewing will reveal:

Entrance Porch, having a leaded, panelled front door with step-up to an opaque, leaded, double glazed, panelled inner door with matching windows flanking both sides and above.

Entrance Hallway, having a spindled staircase rising to the First Floor. Doors then provide access to the Study, Lounge, Sitting Room, Breakfast Kitchen and Utility Room. Coved ceiling.

Study, having a leaded, uPVC double glazed window to the front elevation. Cupboard housing the ‘Vaillant’ gas central heating boiler.

Sitting Room. A well-proportioned Reception Room, having a leaded, uPVC double glazed, bay window to the front elevation. Deep-coved ceiling. Picture rail surround.

Lounge. Another excellent-sized Reception Room, having a wide, inglenook fireplace feature with inset windows. There is then a set of multi-paned folding doors opening to the Conservatory/Dining Room. Deep-coved ceiling. Picture rail surround.

Utility Room, having a fitted base unit with circular, stainless steel sink unit and mixer tap. Space and plumbing beneath suitable for a washing machine and dryer. Opaque, uPVC double glazed window to the side elevation. Door through to the Ground Floor WC.

Ground Floor WC, fitted with a space-saved, vanity sink unit. Low-level WC.

Breakfast Kitchen. A stylish Kitchen, re-fitted with a contemporary range of base and eye-level units with polished chrome handles and ‘star-galaxy’, black granite worktops over with inset, stainless steel sink unit with ‘Spray’ mixer tap. Ample space for a range cooker (maybe available subject to further negotiation) with oversized extractor hood over. Integrated dishwasher. Inset spotlights to the ceiling. Polished tiled floor. Multi-paned folding doors open into the Conservatory/Dining Room.

Conservatory/Dining Room. A fabulous, large addition to the property, having uPVC double glazed windows to three elevation and a set of French doors opening to outside.

First Floor Landing, having a spindled balustrade to the return of the staircase opening. Opaque window to the rear elevation. Doors then open to the Four Bedrooms and Family Bathroom. A further door then conceals a staircase rising to the Second Floor. Picture rail surround.

Bedroom One. A well-proportioned Double Bedroom, having a leaded, uPVC double glazed bay window to the front elevation. Coved ceiling. Built-in wardrobes.

Bedroom Two. Another good-sized Double Bedroom, having uPVC double glazed windows to the front and rear elevations. Built-in wardrobe.

Bedroom Three, having a uPVC double glazed window to the rear elevation providing views over the Gardens. Built-in wardrobe cupboards.

Bedroom Four, having a uPVC double glazed window to the front elevation.

The Family Bathroom is fitted with a suite, comprising of: corner, panelled bath with shower mixer attachment, separate enclosed shower cubicle with multi-jet shower system, low-level WC, pedestal wash hand basin. Wall-mounted, heated, polished chrome, towel rail radiator. Tiled floor and tiled walls. Opaque, uPVC double glazed window to the side elevation. Inset spotlights to the ceiling.

Second Floor Bedroom Five. An impressive, large Double Bedroom, having a skylight Velux window to the rear elevation. Useful, built-in storage cupboard within the eaves. Door through to the En Suite Shower Room.

En Suite Shower Room, re-fitted with a contemporary suite, comprising of: walk-in shower enclosure with thermostatic shower, low-level WC, wall-hung, twin drawer vanity sink unit. Large, skylight Velux window to the side elevation. Wall mounted heated towel rail radiator.

Outside to the front, the property is approached via a gated Driveway providing ample Parking. This then leads to the Attached Garage.

To the rear, there is a lovely, established, Private, lawned rear Garden with paved Patio and borders surrounding. The Garden enjoys a South facing therefore sunny aspect.

A superb Family Home!

- Freehold
- Council Tax Band - F

