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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

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# 63 Barnfield Crescent

Sale, M33 6WJ



£590,000

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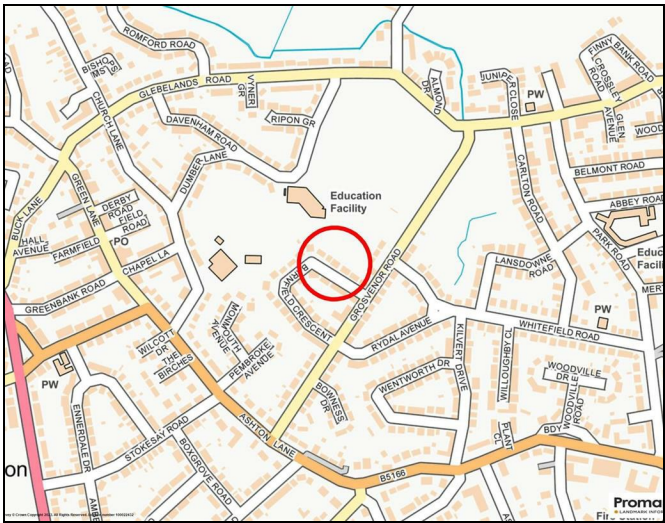
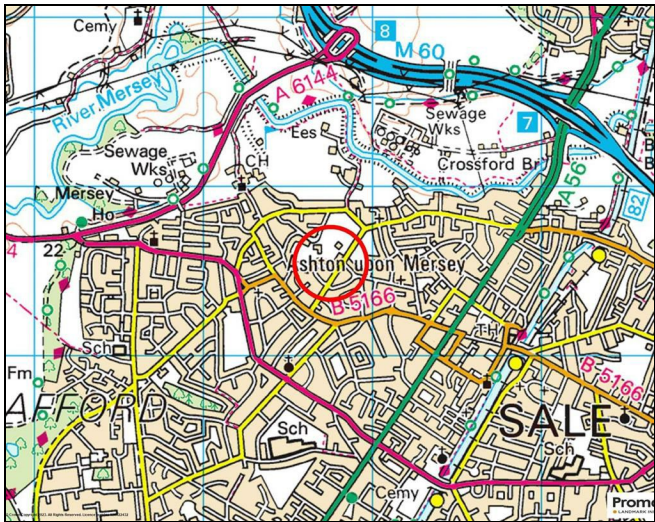
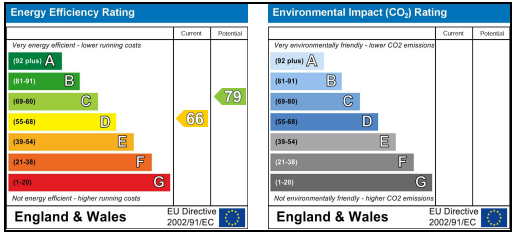
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# energy efficiency

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



# overview

A WONDERFUL, COMPREHENSIVELY UPGRADED AND EXTENDED, LARGER THAN AVERAGE SEMI DETACHED WHICH ENJOYS A SUPERB PRIVATE REAR GARDEN AND OVER 1600 SQFT OF ACCOMMODATION. IMPRESSIVE LARGE REAR AND SIDE GROUND FLOOR EXTENSION. IDEAL FOR SCHOOLS/TOWN CENTRE.

Porch. Hallway. Three Reception room. Breakfast Kitchen. Utility Room. Three Bedrooms. Shoer room. Ample Parking. Gorgeous private landscaped rear Garden. SUPERB LOCATION FOR SCHOOLS!

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

A wonderful, large, comprehensively extended and upgraded, larger than average Three Bedroomed Semi Detached which enjoys over 1600 sqft of accommodation.

Internally, the property offers versatile Family Accommodation and has benefitted from large rear and side extensions to create plenty of living space.

Internally there is neutral re decoration and modern kitchen and bathroom fittings.

Externally, the property enjoys a lovely Plot with ample Driveway Parking and a superb large established private rear Garden which backs onto Ashton Park.

The location is ideal, being within an easy reach of several of the popular Schools and the Town Centre along with the open space of Ashton Park at the end of the road.

An internal viewing will reveal:

Ground Floor Entrance Porch. Having a uPVC double glazed front door and two double glazed windows to two elevations. Step up to opaque uPVC double glazed leaded door through to the Entrance Hallway.

Entrance Hall. Spindled staircase rising to the First Floor. Coved ceiling. Picture rail surround. Dado rail. Glazed panelled doors then provide access to the Lounge, Sitting Room and Open Plan Living Dining Kitchen.

Sitting Room. A well proportioned room, currently used as an additional bedroom by the current vendors, having a uPVC double glazed bay window to the front elevation.

Lounge. Another good sized extended Reception Room having a inset raised contemporary fire place feature to the chimney breast. Coved ceiling. Open Plan into the Kitchen.

Breakfast Kitchen. Fitted with an extensive range of gloss finish base style of units with granite worktops over an inset one and a half bowl sink unit with mixer tap. Induction hob with stainless steel ceiling mounted extractor fan over. Built in Bosch double oven with adjacent microwave oven and steam oven plus Warming drawer. Integrated fridge. Part vaulted ceiling with skylight Velux window. Two openings into the conservatory style Dining Room. A glazed panelled door through to the Utility Room. Door to the Ground floor WC.

Conservatory Dining Room. A wonderful addition to the property having three windows which provide lovely views over the Garden and a set of uPVC double glazed French doors open up outside. Full vaulted double glazed glass roof.

Utility Room. Having a range of fitted base style of units with worktops over and inset one and a half bowl stainless steel sink unit with mixer tap. Ample space for a range of free standing appliances. Double glazed window to the front elevation. Vaulted ceiling with two skylight velux windows. Wall mounted Worcester gas central heating boiler concealing in one of the cupboards.

First Floor Landing. Having a spindle balustrade to return the staircase opening. Opaque uPVC double glazed window to the side elevation. Doors then open to the Three Bedrooms and Shower Room.

Bedroom One. An impressive large double bedroom having a uPVC double glazed bay window to the front elevation. Picture rail surround. Full height modern built in handleless wardrobes.

Bedroom Two. Another good size double room having a uPVC double glazed angled bay window to the rear elevation which provides lovely views over the Garden and the park beyond. Full height modern built in handleless wardrobes. Picture rail surround.

Bedroom Three. A larger than average third bedroom having a deep sill angled uPVC double glazed bay

window to the front elevation. Picture rail surround.

Shower Room. Fitted with contemporary white suite with chrome fittings comprising of large walk in wet room style shower enclosure with thermostatic shower. Wall hung vanity sink unit. WC. Built in bathroom cabinets. Wall mounted heated chrome polished towel rail radiator. Tiled floor. Tiled walls. Inset spotlights to the ceiling. Opaque uPVC double glazed window to the side window.

Outside, to the front the property has ample off street parking on a paved driveway.

To the rear the property enjoys a superb large landscaped rear garden which feels extremely private as its back onto Ashton Park. There is a raised paved patio which steps down to the main area of lawn with well established borders surrounding.

A wonderful family home!

