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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



INDEPENDENT ESTATE AGENTS

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£525,000

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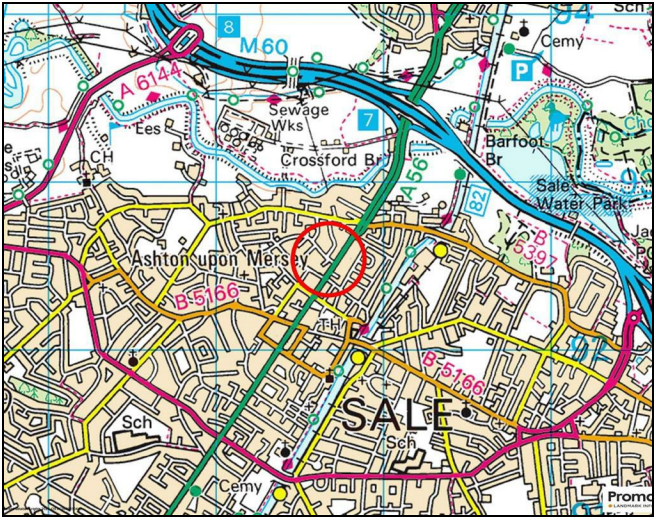
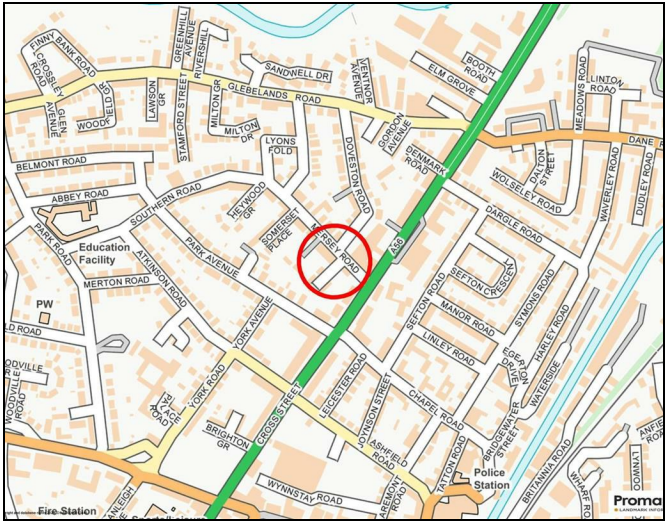
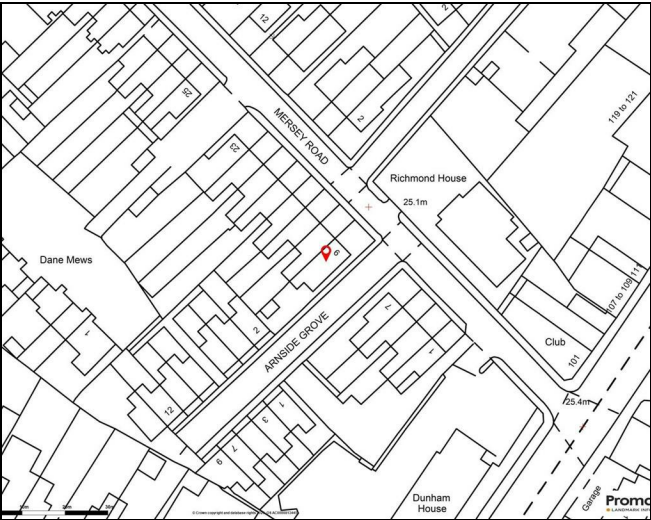
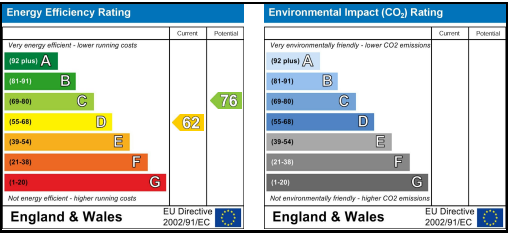
WATERSONS

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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

AN IMPRESSIVE, COMPREHENSIVELY UPGRADED AND EXTENDED, THREE DOUBLE BEDROOMED PERIOD END TERRACE WITH DRIVEWAY PARKING AND SOUTH FACING REAR GARDEN. CONVERTED CELLARS. OVER 1600 SQFT OF ACCOMMODATION OVER THREE FLOORS. IDEAL FOR PARK ROAD SCHOOL AND THE TOWN CENTRE.

Hall. Lounge. Dining Room. Breakfast Kitchen. Utility room. Converted Cellars. Three Dbl Bedrooms. Bathroom. Enclosed rear gardens. Driveway parking to the front.

CONTACT SALE 0161 973 6688



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures 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 impressive, comprehensively upgraded and extended, Three Double Bedroomed Period End Terrace which offers fantastic Accommodation over Three Floors extending to over 1600 sqft.

The location is just ideal, being within an easy reach of the Town Centre and close to Park Road Primary School.

Internally there is a well presented interior, modern kitchen and bathroom fittings and mock sash hardwood double glazed windows.

In addition to the Accommodation, there is Driveway Parking to the front and a lovely enclosed broadly south facing rear Garden.

An internal viewing will reveal:

Entrance Porch with glazed panelled front door. Further door to the entrance hallway.

Hallway, having a staircase rising to the first floor. Door opens to the Dining room. Coved ceiling. Picture rail. Dado rail surround.

Lounge. A well proportioned reception room having hardwood double glazed sash windows to the front elevation. Attractive fireplace feature to the chimney breast with gas fire. Coved ceiling. Picture rail surround. Dado rail. Opening to the Dining room.

Dining Room. Another excellent sized room having two hardwood double glazed windows to the side elevation. Doors opening to the Kitchen and Lower ground floor. Coved ceiling. Picture rail. Dado rail. Window facing into the kitchen.

Breakfast Kitchen. A good sized rooms with space for a table. The kitchen is fitted with an extensive range of base and eye level units with granite worktops over and inset sink unit. Built in oven. Integrated microwave oven and dishwasher. Two hardwood double glazed windows to the side. Hardwood double glazed French doors open to the rear with feature triangular window above. Inset spotlights.

External Utility Room. Positioned behind the kitchen, the room has a glazed panelled door, fitted base and eye level units with worktops over and space and plumbing beneath suitable for a washing machine and dryer. Wall mounted gas central heating boiler.

Lower ground floor.

The cellars have been converted to provide really useful extra space. The rear section is used for storage. The front main area currently used as a home office, having a window to the front and three windows to the side, the central one being a glass brick feature. Inset spotlights.

First Floor Landing, having a spindled balustrade to the return of the staircase opening. Doors then provide access to the Three Bedrooms and Bathroom. Dado rail. Picture rail surround. Skylight window. Loft access point - Fully boarded (& carpeted) loft space Fully plaster boarded & insulated loft space including Velux rooflight.

Bedroom One. An impressive, large Double Bedroom, having two, reproduction, double glazed, mock sash windows. Built-in wardrobes across one wall. Picture rail surround. Coved ceiling.

Bedroom Two. Another good-sized Double Bedroom, having a hardwood, reproduction, mock sash window to the side elevation. Coved ceiling. Picture rail surround.

Bedroom Three. An extended Third Bedroom, having a Octagonal, double glazed window feature to the side elevation, plus further, two section Velux windows to the rear.

The Bathroom is fitted with a modern white suite with chrome fittings, comprising of enclosed shower cubicle with thermostatic shower, Bathroom cabinets with granite tops, sink unit and enclosed cistern WC. Opaque, uPVC double glazed window to the rear elevation. Tiled floor. Inset spotlights to the ceiling. Electric underfloor heating.

Externally the property enjoys a good sized plot with driveway parking to the front, there is then a gate at the side leading to the rear.

To the rear the property has a lovely broadly south facing garden, with paved patio area leading to an area of artificial lawn with established borders surrounding.

Always such a convenient place to live!

Approx Gross Floor Area = 1629 Sq. Feet
= 151.4 Sq. Metres

