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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£590,000

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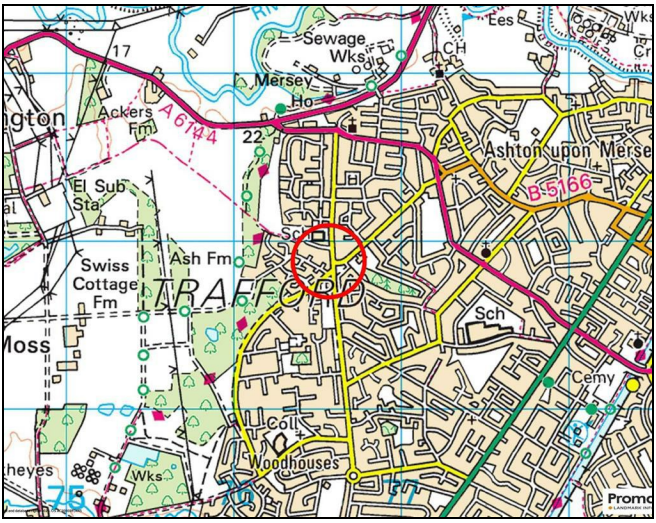
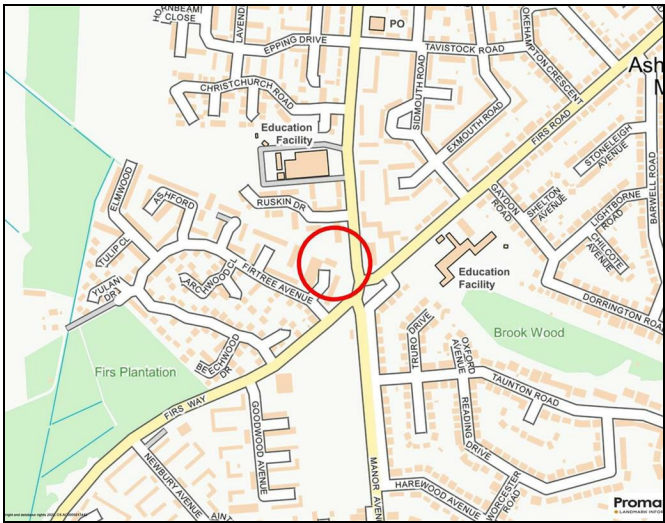
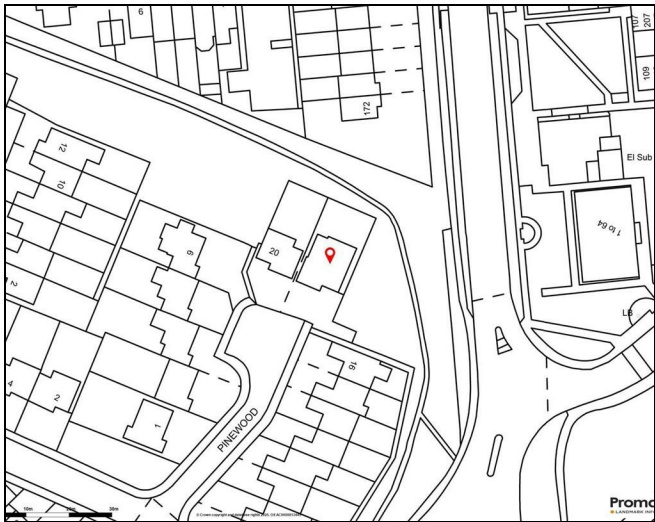
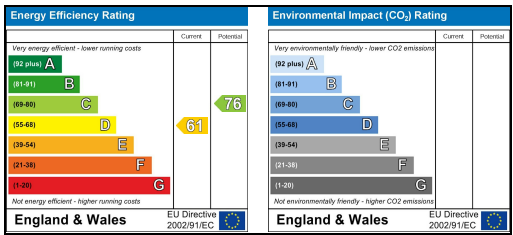
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energy efficiency

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



overview

****NO CHAIN** A FABULOUS, COMPREHENSIVELY EXTENDED AND UPGRADED, THREE/FOUR BEDROOMED DETACHED FAMILY HOME. OVER 1600 SQFT. STYLISH CONTEMPORARY INTERIOR. STUNNING LARGE KITCHEN. HIGH SPEC FITTINGS. DRIVEWAY PARKING, ESTABLISHED REAR GARDEN.**

Hall. GF Shower Room. Three large Reception Room. Fantastic Open Plan Family Kitchen. Utility. Three Bedrooms. Bathroom Room. Ample driveway parking. Established Gardens.

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 fabulous, comprehensively extended and upgraded, Three/Four Bedroomed Detached which offers excellent Family Accommodation approaching 1700 sqft.

Internally, the property has been completely transformed, Contemporary kitchen and bathroom fittings, replacement gas central heating system ,replastering and re decoration along with uPVC double glazed windows and bi fold doors to the kitchen and sitting room.

The location is popular, being on a popular cul de sac close to several of the local schools and within an easy reach of Sale.

In addition to the Accommodation, there is ample Driveway Parking and a lovely Private rear Garden.

An internal viewing will reveal:

Entrance Porch, having a contemporary design, matte-finish, uPVC front door. Opaque, uPVC double glazed window to the side elevation. Panelled door through to the Entrance Hallway.

Entrance Hall, having a staircase rising to the First Floor. Doors then provide access to the Ground Floor WC, Lounge and Open Plan Dining Kitchen.

Ground Floor Shower Room, re-fitted with a contemporary suite, comprising of enclosed shower cubicle with thermostatic shower, WC and vanity sink unit with circular feature sink. Tiled floor. Tiled walls. Wall-mounted, heated towel rail.

Lounge. An impressive, large Reception Room, having a uPVC double glazed window to the front elevation. Inset spotlights to the ceiling.

A fantastic, large extended Family Dining Kitchen, having a part-vaulted ceiling with two, skylight Velux windows. there is then a set of three-paned bi-folding doors opening out onto the rear Garden. additional, uPVC double glazed window to the rear. The Kitchen is fitted with an extensive range of matte-finish handleless base and eye-level units with composite stone worktops over incorporating a large island unit which doubles-up as a Breakfast Bar. Inset sink unit with mixer tap. Built-in, 'Bosch 'electric oven with integrated microwave oven above. Five ring gas hob with extractor hood over. Integrated dishwasher. Extensive, inset LED spotlights. Oversized square tiled flooring. Door provides access to the Utility Room and a further door provides access to the Playroom/Bedroom Four. A further door opens to the Sitting Room.

Sitting Room. Another good-sized Reception Room, having a set of three-paned bi-folding doors opening out onto the rear Garden. inset spotlights to the ceiling. Part-vaulted ceiling with skylight Velux window.

Utility Room, having space and plumbing suitable for a washing machine. Wall-mounted, Worcester, gas central heating boiler.

Playroom/Bedroom Four. Potentially a Fourth Bedroom or Third Reception Room, having a uPVC double glazed window to the front elevation. Inset spotlights to the ceiling.

First Floor Landing, having an opaque, uPVC double glazed window to the side elevation. Doors then provide access to Three of the Bedrooms and Bathroom. Loft access point.

Bedroom One. A well-proportioned Double Bedroom, having a uPVC double glazed window to the rear elevation overlooking the Gardens. Built-in wardrobes.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the rear elevation.

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

The Bathroom is re-fitted with a contemporary suite, comprising of panelled bath with shower mixer attachment and fitted glass shower screen, separate, double-width shower enclosure with thermostatic shower, Bathroom cabinets with wash hand basin and enclosed cistern WC. Opaque, uPVC double glazed window to the front elevation. Inset spotlights to the ceiling. Polished tiled walls. Tiled floor.

Outside, to the front, the property is approached via a paved driveway providing off street parking.

To the rear, the property enjoys a lovely, enclosed, private lawned Garden with no houses directly behind making it feel extremely private.

A superb family home with no onward chain!

