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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS

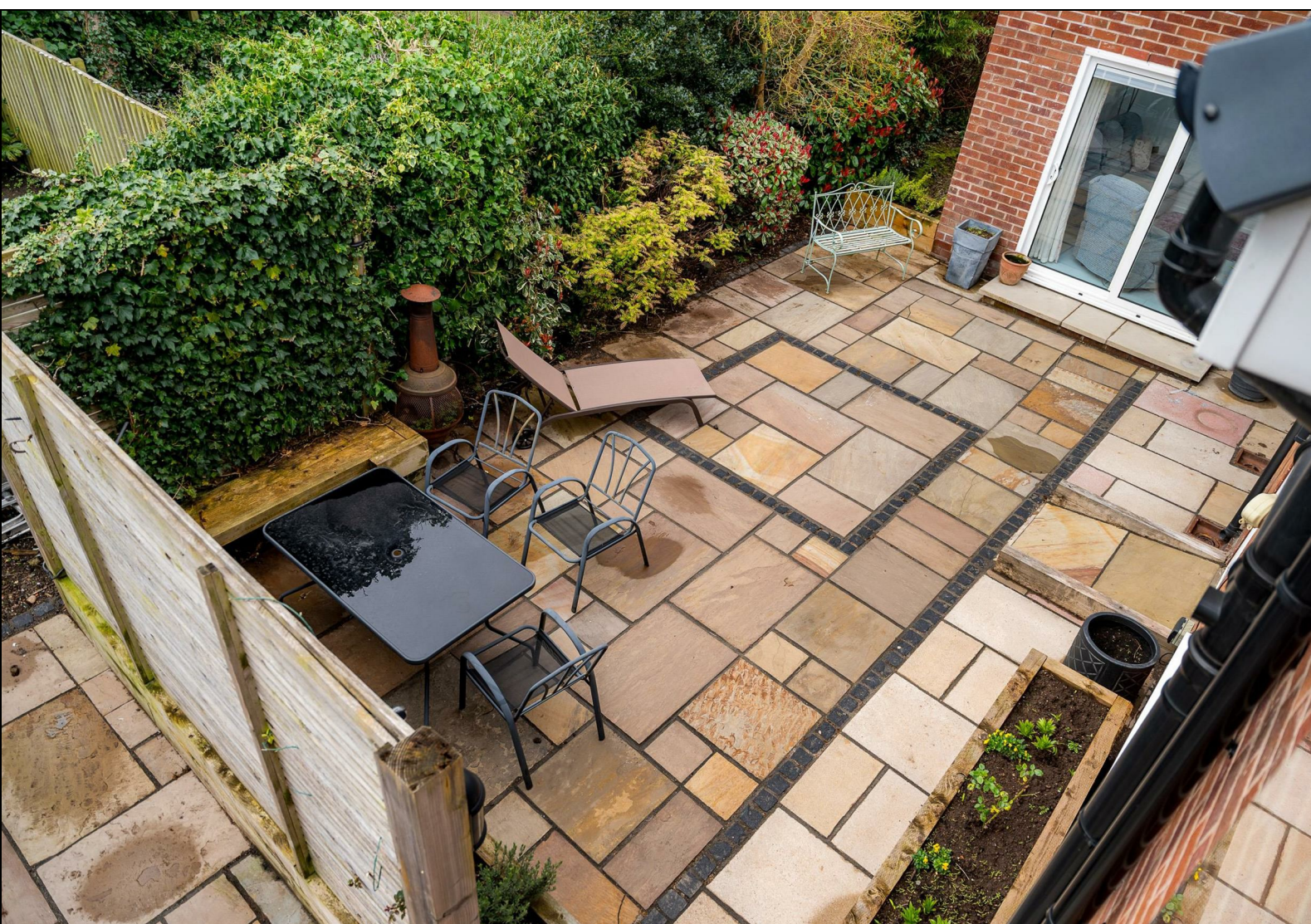


WATERSONS

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# 23 Willoughby Close

Sale, M33 6PJ



£700,000

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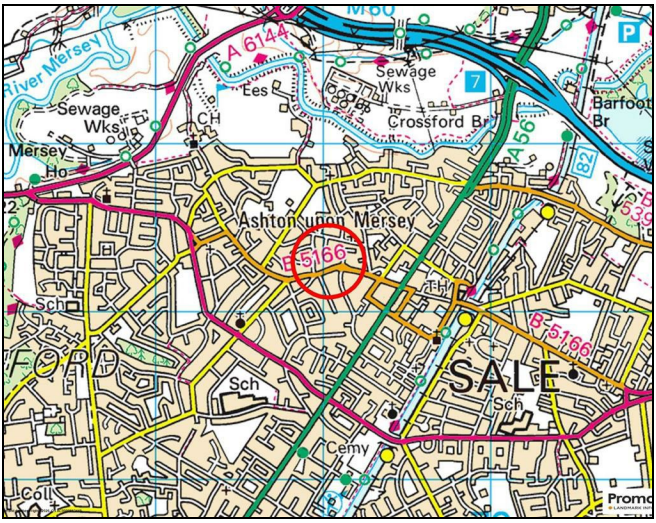
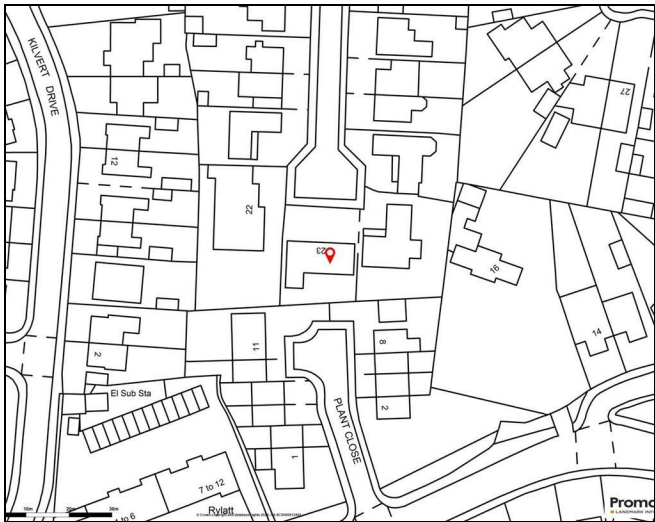
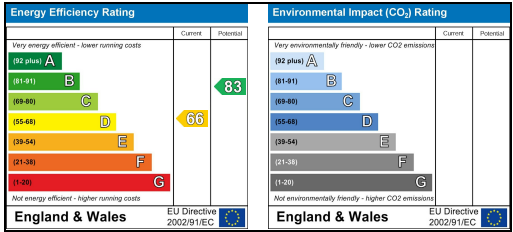
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# energy efficiency

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



# overview

**\*\*NO CHAIN\*\* AN IMPRESSIVE, COMPREHENSIVELY REMODELLED, UPGRADED AND EXTENDED THREE/FOUR BEDROOMED DETACHED WHICH OFFERS OVER 2000 SQFT OF ACCOMMODATION. HIGH SPEC FITTINGS. IDEAL CUL DE SAC LOCATION CLOSE TO SCHOOLS AND TOWN CENTRE. FLEXIBLE LIVING SPACE**

Ground Floor -Porch. Hall. Lounge. Sitting room + Dining Room. Kitchen. Two Bedrooms, one with dressing room and En suite. Wet Room. Utility. First Floor- Bedroom 3, Bathroom. Stunning large open plan Living/Dining/Kitchen (potential to be further bedrooms). Ample Driveway parking. Paved landscaped rear garden.

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 impressive, comprehensively remodelled, upgraded and extended Three/Four Bedroomed Detached offering over 2000 sqft of flexible accommodation.

The location is ideal positioned at the end of a popular cul de sac which is within an easy reach of the Town Centre and several of the local Schools.

The property was originally a bungalow which the current vendor has extended to the ground floor but more significantly adding an additional floor to provide another full floor of accommodation which could if needed be self contained making it ideal for a buyer who is looking to perhaps have two family units living together, for example someone's parents coming to live with them.

The first floor consists of a bedroom, bathroom and a very large kitchen dining and living space. Subject to any necessary consents, this could easily incorporate an additional bedroom

Internally, there is neutral re-decoration and Contemporary kitchen and Bathroom fittings.

In addition to the accommodation there is ample Parking and a lovely paved landscaped rear Garden.

An internal viewing will reveal:

Entrance Hallway. Built in storage. Doors open to the lounge, kitchen, Two Bedrooms and Bathroom.

Lounge. A superb, large Reception Room having a UPVC double glazed bow window to the front elevation. Contemporary electric fire. Coved ceiling. Double doors through to Sitting Room.

Sitting Room + Dining Room. A superb extended reception room having a set of double glazed patio doors to the garden, glass roof lantern and additional uPVC double glazed window to the side. Door to the Kitchen.

Kitchen. A stylish fitted Kitchen fitted with an extensive range of base and eye-level units with chrome handles and granite worktops over. Inset one-and-a-half bowl sink with mixer tap above. Built-in stainless steel oven with four ring electric induction hob with extractor hood over. Integrated microwave. Integrated fridge freezer. Space suitable for a dishwasher. UPVC double glazed window to the rear overlooking the Garden. Door to the rear Hallway.

Rear Hallway. Having a door to a useful storage cupboard. Upvc double glazed door opens to outside. Staircase rises to the first floor.

Bedroom One. Having a UPVC double glazed bow window to the front elevation. Opening to the dressing room.

Dressing Room. Having a uPVC double glazed window to the front. door to the En Suite Shower room.

En Suite Shower. Fitted out as a wetroom, having a thermostatic shower, wall hung wash hand basin, WC.

Bedroom Two. Another good Double Bedroom having a UPVC double glazed bow window to the rear elevation overlooking the gardens.

Bathroom, fitted with a suite comprising of: panelled bath with shower above and fixed shower screen, low-level WC, vanity sink unit. Tiled walls. Tiled flooring. Wall-mounted, heated chrome towel rail. Opaque, UPVC double glazed window to the front.

Utility Room. Accessed from the rear of the property. Power and water supply suitable for washing machine and tumble dryer.

First Floor Landing. Having a skylight Velux window to the front elevation. Inset spotlights to the ceiling. Doors then provide access to the current Second Living Room and Kitchen as well as Bedroom Three and sliding door opens to Bathroom Two.

Open Plan Living Dining Kitchen. A fabulous, large space, currently utilised as a Living Area, but could also be adapted for further Bedroom accommodation if required. The room has three, skylight Velux windows to the front elevation and a further skylight Velux window to the rear along with a uPVC double glazed window to the rear. Raised, uPVC double glazed window to the side and a set of uPVC double glazed French doors opening out onto a glass and steel Juliette Balcony.

Living Area. A fantastic, large space, having fitted cabinets along one wall. Exposed brick wall feature along with a further exposed brick fireplace feature. Open Plan to the Breakfast Kitchen.

The Kitchen is fitted with a range of contemporary base and eye-level units with worktops over and inset five ring ceramic hob with extractor hood over and stainless steel splashback. Built-in double oven with one and a half bowl sink unit with mixer tap. Integrated

dishwasher, fridge and wine cooler. Fixed bench seating.

Bedroom Three. An excellent-sized Double Bedroom, having a skylight Velux window to the front elevation. Raised, uPVC double glazed window to the side elevation and a set of uPVC double glazed French doors opening out onto a glass and steel Juliette Balcony to the rear. Exposed brick wall feature. Built-in wardrobes.

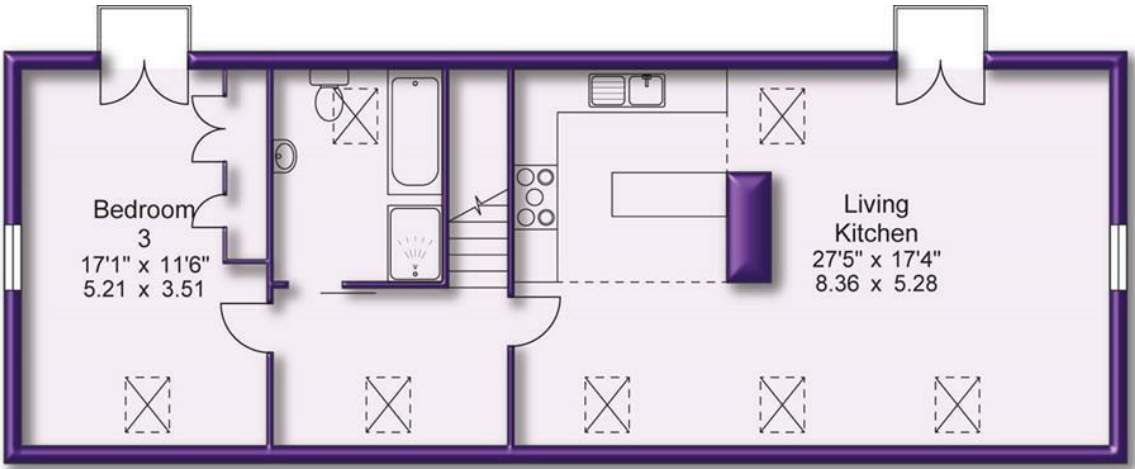
Bathroom Two. A master bedroom suite consisting of a bedroom, dressing room and an ensuite wet room with a clos-o-mat toilet. Fitted with a contemporary suite, comprising of deep, double-ended bath with central chrome mixer taps, separate shower cubicle with thermostatic shower, twin drawer vanity sink unit and WC. Wall-mounted, heated, polished chrome towel rail radiator. Part-tiled walls. Inset spotlights to the ceiling.

Outside the property enjoys ample driveway parking with adjacent front gardens and pathway to the front door.

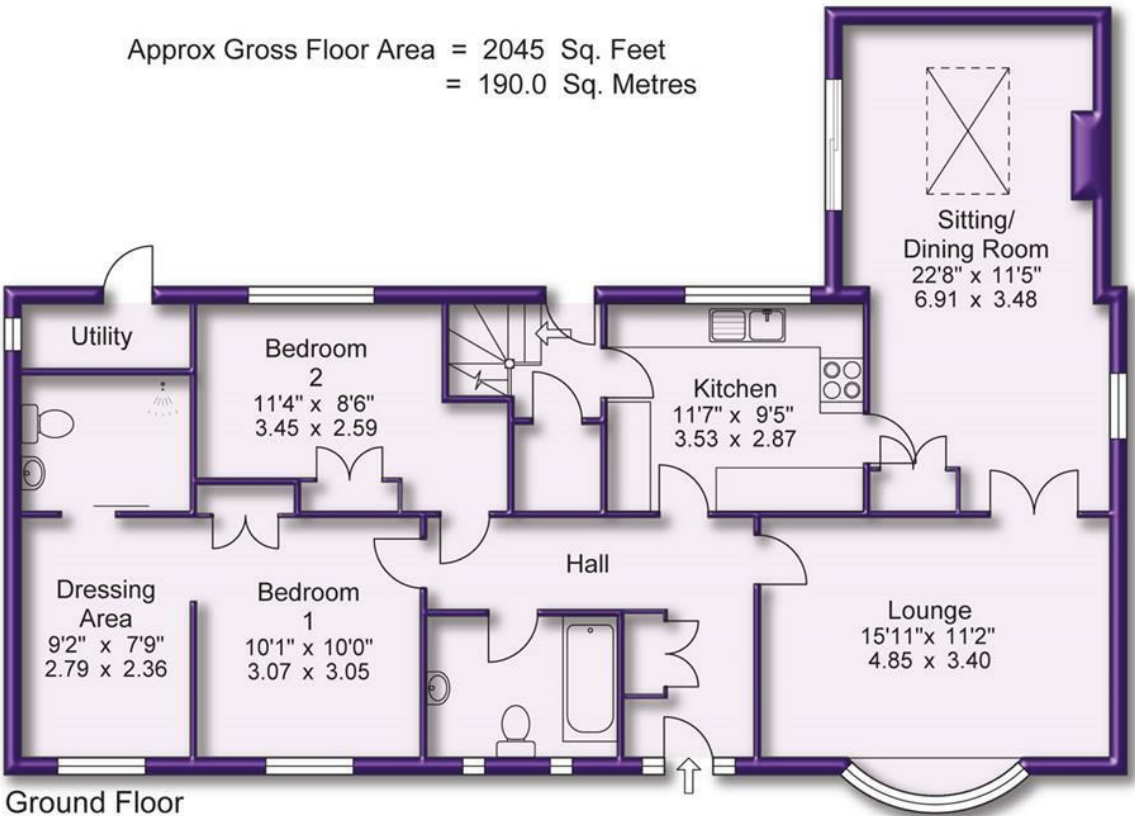
An amazing and versatile property!

To the rear there is a landscaped garden, paved for easy maintenance with borders surrounding.

An amazing property offering so much accommodation



First Floor



Ground Floor

Approx Gross Floor Area = 2045 Sq. Feet  
= 190.0 Sq. Metres