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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£485,000

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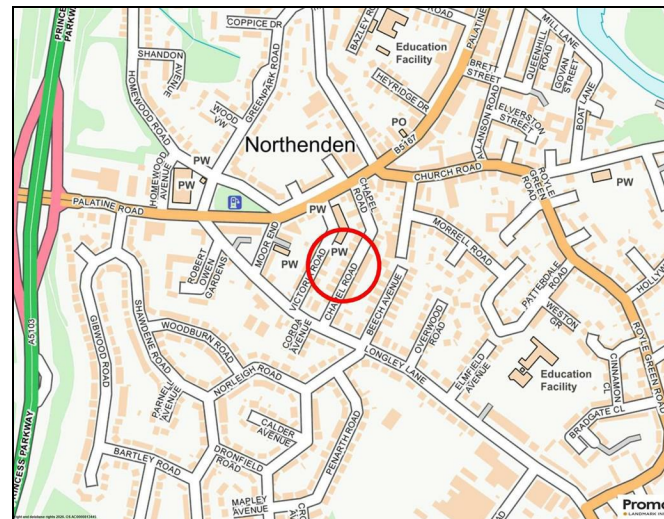
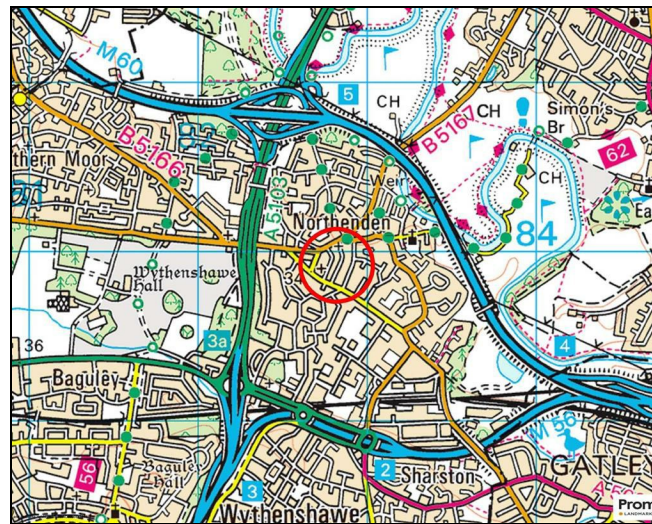
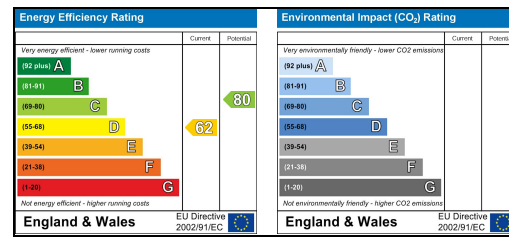


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

A FABULOUS, COMPREHENSIVELY UPGRADED AND REFURBISHED, THREE DOUBLE BEDROOMED PERIOD SEMI DETACHED OFFERING OVER 1400 SQFT OVER THREE FLOORS INCLUDING CONVERTED CELLARS. DRIVEWAY PARKING. LANDSCAPED REAR GARDEN. PERFECT LOCATION WALKING DISTANCE TO NORTHENDEN VILLAGE.

Porch. Hall. Lounge. Open plan living Dining Kitchen. Converted Cellar - Study or Playroom. Three Dbl Bedroom. Two Bath/Showers, one En Suite. Driveway parking. Landscaped Gardens. 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

A fabulous, comprehensively upgraded and improved, Three Double Bedroomed Semi-Detached offering over 1400 sqft of accommodation over three floors including converted cellar.

The location is popular, being within an easy reach of several Local Schools and within a short walk down the road in Northenden Village.

Internally, the property has a stylish interior, solid oak flooring, neutral re decoration, period features, Plantation shutters, modern kitchen and bathroom fittings.

In addition to the Accommodation, there is Driveway Parking and a beautiful landscaped rear Garden.

An internal inspection will reveal:

Canopy Porch with steps to a Period style Composite front door.

Entrance Hallway. Having oak flooring. Dado rail surround. Door to the Lounge. Opening into the Kitchen. Staircase rises to the first floor.

Lounge. A superb large reception room having a wide angled three section bay window to the front elevation. Attractive fireplace feature with cast iron woodburning stove. Coved ceiling.

Kitchen, fitted with an extensive range of base and eye level units with Quartz worktops over incorporating a breakfast bar area. Inset white ceramic sink unit with mixer tap. Range cooker (may be available subject to negotiation). Integrated appliances include dishwasher, fridge freezer, microwave and wine chiller. UPVC double glazed window to the side. Door opens to outside. Comntinuation of the Oak flooring. Open plan to the Family/Dining Room.

Family/Dining Room. Another excellent sized room having a set of bi folding doors opening to the gardens. Square bay window to the side with window seat. Continuation of the Oak flooring. Exposed brick chimney breast feature with cast iron woodburning stove. Inset spotlights to the ceiling. Door provides access to the Converted Cellar.

Converted Cellar. A really useful space having a a uPVC double glazed window to the front. Built in storage cabinets. Inset spotlights.

First Floor Landing. Having a spindle balustrade to return the staircase opening. Inset spotlights to the ceiling. Doors then provide access to the Three Bedrooms and Bathroom. Dado rail surround.

Bedroom One. A magnificent large double bedroom having a wide angled three section bay window to the front elevation with additional uPVC double glazed window to the front. Built in wardrobes. Door through to the En Suite Shower Room.

En Suite Shower Room. Fitted with a suite comprising of enclosed double width shower cubicle with thermostatic shower. Vanity sink unit. WC. Wall mounted towel rail radiator. Part tiled walls.

Bedroom Two. Another good double bedroom having uPVC double glazed window to the rear elevation.

Bedroom Three. Having uPVC double glazed window to the rear elevation providing views over the Garden.

Bathroom. A stylish bathroom fitted with a suite comprising of tiled panelled bath with thermostatic shower over and fitted glass shower screen. Enclosed cistern WC. Wash hand basin. Wall mounted towel rail radiator. Opaque uPVC double glazed window to the side elevation. Tiled floor. Part tiled walls. Inset spotlights to the

ceiling.

Outside to the front is a block paved driveway providing off street parking. There are then double gates at the side leading to the rear garden.

There is a good sized landscaped rear garden, Contemporary in desgn with stone paved patio areas, artificial lawn, timber seating area and slatted fencing. Within the garden is a Detached Garage.

A beautiful family home!

- Leasehold Property
- 999 year lease from 24 December 1898 - End date - 24 December 2897
- 871 years remain
- Council Tax Band - D

Approx Gross Floor Area = 1448 Sq. Feet
= 134.6 Sq. Metres

