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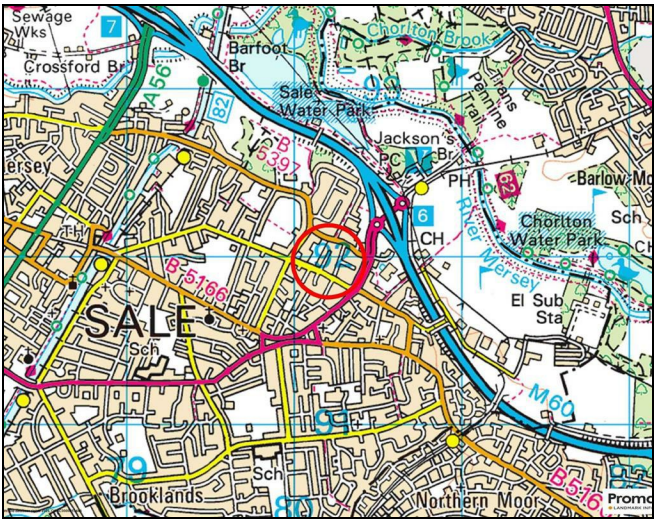
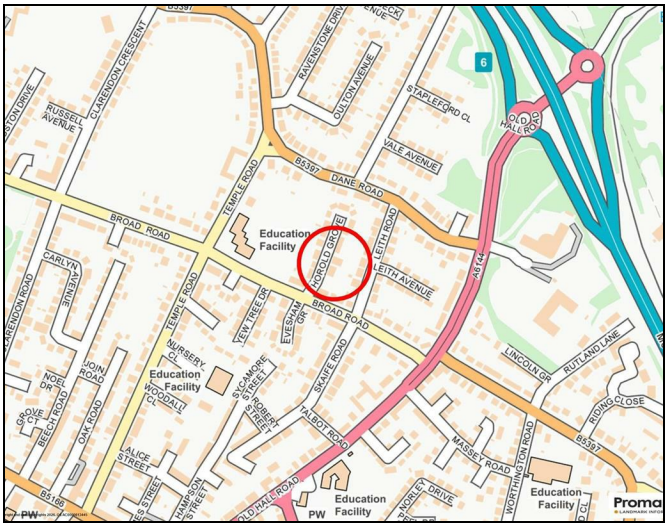
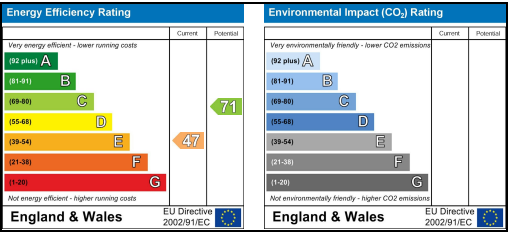
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# energy efficiency

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



# overview

AN IMPRESSIVE LARGE FIVE BEDROOMED PERIOD SEMI DETACHED WITH OVER 2400 SQFT OF ACCOMMODATION OVER FOUR FLOORS. DRIVEWAY PARKING. ESTABLISHED REAR GARDEN. VERY POPULAR LOCATION FOR SCHOOLS AND TOWN CENTRE.

Hall. Three Reception Rooms. Breakfast Kitchen. WC. Utility. Useable Three Chamber Cellars. Five Bedrooms. Three Bath/Shower, One En Suite. Driveway Parking. Established rear Garden.

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**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, extended, Five Bedroomed, Period Semi-Detached with over 2400 sqft of Accommodation over Four Floors including full Three Chamber Cellars.

The property is attractive in design and full of character with striking part black and white rendered half elevations.

This location is ideal being on a popular cul de sac close to Sale Moor Village, Sale Town Centre, Metrolink and several of the popular schools.

Internally, there are excellent-sized rooms throughout, many original features including: coved ceilings, stripped wooden floors, picture rails and some beautiful fireplaces.

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

An internal viewing will reveal:

Entrance Hall. A fabulous Entrance into the property, certainly setting the spacious theme that is evident throughout. Composite front door with arched window above. Stripped wooden floors. Spindled staircase rises to the First Floor. Doors then provide access to the Lounge, Sitting Room and Breakfast Kitchen. Coved ceiling. Picture rail surround.

Lounge. A wonderful, large Reception Room, having a wide, angled, three-section bay window to the front elevation with double glazed sash windows and attractive plantation shutters. Period fireplace feature to the chimney breast. Coved ceiling. Picture rail surround.

Sitting Room. another good-sized room, having uPVC double glazed windows to the rear and side elevations. Stripped wooden floors. Coved ceiling.

Breakfast Kitchen with space for a table. The Kitchen itself is fitted with a range of base and eye-level units with worktops over and inset sink unit with ‘Spray’ mixer tap. Ample space for a range cooker (maybe available subject to further negotiation). Integrated larder fridge. Integrated dishwasher. Two, uPVC double glazed windows to the side elevation. Tiled floor. Inset spotlights to the ceiling. Beautiful period fire surround to the chimney breast. Glazed door through to the Dining Room.

Dining Room. Another impressive Reception Room, having a set of three-paned bi-folding doors opening out onto the rear decked patio area. Additional uPVC double glazed window to the side. Tiled floor. Built-in storage cupboard. Doors then provide access to the Ground Floor WC and Utility space.

Utility, having fitted worktops and space and plumbing suitable for a washing machine.

Ground Floor WC, fitted with a low-level WC and wall-hung wash hand basin.

Lower Ground Floor

Cellar Chamber One, having a uPVC double glazed window and door to the front. Built-in storage cupboards, one housing the Worcester gas central heating boiler. Tiled floor. Store provides access to useful storage area and an opening into Cellar Chamber Two.

Cellar Chamber Two, having a uPVC double glazed window to the rear elevation. Inset spotlights to the ceiling.

Cellar Chamber Three, having a uPVC double glazed window to the side elevation.

First Floor Landing, having a split-level Landing with access to Three of the Bedrooms and a Shower Room. a further spindle staircase rises to the Second Floor. Picture rail surround.

Bedroom One. A wonderful, large double Bedroom, having two, uPVC double glazed windows to the front elevation. Stripped wooden floors. Period, cast iron fire surround to the chimney breast. Coved ceiling. Door through to the En Suite Shower Room.

The Shower Room is fitted with a suite, comprising of walk-in shower enclosure with thermostatic shower and oversized, ‘Drench’ showerhead, vanity sink unit and enclosed cistern WC. Wall-mounted, heated, polished chrome towel rail radiator. Tiled floor. Tiled walls. Insets spotlights to the ceiling.

Bedroom Two, having a uPVC double glazed window to the rear elevation.

Bedroom Three. Having a uPVC double glazed window to the side elevation.

The Shower Room is fitted with a suite, comprising of enclosed shower cubicle with thermostatic shower, wash hand basin and WC. Tiled floor. Part-tiled walls. Opaque, uPVC double glazed window to the side elevation.

Second Floor Landing. Having doors opening to two further Bedrooms and Bathroom,

Bedroom Four, Having two skylight Velux windows to the front and a further one to the rear.

Bedroom Five. Still a good double room having a uPVC double glazed window to the rear overlooking the gardens.

Bathroom. Fitted with a suite comprising of: shaped panelled bath with shower mixer attachment and shower screen, WC, wash hand basin. Wall mounted heated chrome towel rail. Opaque uPVC double glazed window to the side.

Outside to the front the property has a block paved driveway providing ample parking, there is then a gate at the side leading to the rear garden.

To the rear there is a good sized garden which has a raised decked patio accessed from the dining room with steps down to the main area of lawn with further paved patio.

A wonderful family home!

