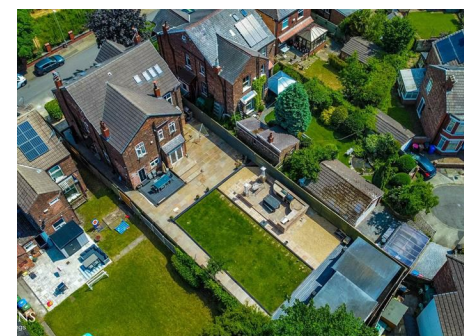




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Devonshire Road, M6 8HY

Offers Over £750,000

A DELUXE FAMILY HOME

Having been updated and presented to the highest standard throughout and offering an abundance of indoor and outdoor space, this contemporary seven bedroom detached Victorian property is being proudly welcomed to the market in the sought after location of Salford. A stones throw away from Monton Village, Manchester City Centre, Salford Quays and Salford Royal, as well as major motorway links, this property is truly the perfect home within a convenient location! The property benefits from seven double bedrooms, four living areas and high quality fixtures and fittings, as well as impressive gardens with a self contained annex and garden room. A credit to the current owners, this property has been transformed into a luxurious and stylish family home ready to move straight into. With beautiful original features, accommodation set over three floors and three bathrooms, this enviable home is perfect for modern living!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, dining room, gym, office, contemporary fitted kitchen and staircase to the first floor. The kitchen boasts modern wall and base units, integrated appliances and leads on to a utility/shower room. The first floor comprises of doors on to five double bedrooms, family bathroom and staircase to the second floor, with one of the bedrooms benefitting from an en suite shower room. The second floor leads on to two additional double bedrooms and shower room. Externally there is an enclosed garden to the rear with laid to lawn, Indian stone paving, decking and bedding areas, Indian stone patio area with barbeque and access to the garden room and annex. The annex benefits from an open plan studio living and kitchen area with access on to a shower room. To the front there is a paved garden with bedding areas.

For further information or to arrange a viewing please contact our Swinton team at your earliest convenience.

Devonshire Road, M6 8HY

Offers Over £750,000



- An Exception Detached Property
- Perfect Family Home
- On Street Parking
- Freehold

- Seven Double Bedrooms
- Fully Renovated
- EPC Rating TBC

- Added Annex And Garden Room
- Sought After Location
- Council Tax Band F

Ground Floor

Entrance Hallway

282' x 6'3 (85.95m x 1.91m)

Hardwood front door, central heating radiator, coving, corbel, spotlights, dado rail, wood panelled elevations, meter cupboard, under stairs storage cupboard, tiled flooring, doors to reception room, dining room, gym, office, kitchen and staircase to the first floor.

Reception Room

20 x 12'7 (6.10m x 3.84m)

Hardwood double glazed sash box window, Hardwood double glazed window, central heating radiator, coving, picture rail, two feature wall lights, smoke alarm, cast iron open coal fire, television point.

Dining Room

18 x 12'8 (5.49m x 3.86m)

Hardwood double glazed bay window, central heating radiator, coving, ceiling rose, picture rail, cast iron open coal fire, two feature wall lights, smoke alarm, television point, wood effect laminate flooring.

Gym

15'5 x 12'8 (4.70m x 3.86m)

Central heating radiator, smoke alarm, television point, wood effect laminate flooring, UPVC double glazed patio doors to the rear.

Office

12'7 x 10'11 (3.84m x 3.33m)

UPVC double glazed window, central heating radiator, picture rail, television point, wood effect laminate flooring, hardwood single glazed frosted door to the side.

Kitchen

16'7 x 10'10 (5.05m x 3.30m)

Two UPVC double glazed windows, central heating radiator, a range of white glossed wall and base units, granite effect surface, stainless steel inset one and half sink with mixer tap, two integrated electric ovens, four ring gas hob, integrated microwave, coffee machine, fridge freezer, dishwasher and wine cooler, cast iron multi fuel burner, breakfast bar, tiled flooring, door to the utility room/shower room and UPVC double glazed patio doors to the rear.

Utility Room

10'10 x 6'7 (3.30m x 2.01m)

Upright central heating radiator, a three piece suite comprising of a direct feed rainfall shower enclosure, dual flush WC, vanity to wash basin with mixer tap, plumbing for washing machine and dryer, integrated storage, tiled elevations, spotlights, extractor fan, tiled flooring, composite double glazed frosted door to the rear.

First Floor

Landing

33 x 6'2 (10.06m x 1.88m)

Hardwood double glazed sash window, two central heating radiators, coving, picture rail, dado rail, wood panelled elevations, doors to five bedrooms, bathroom and staircase to the second floor.

Bedroom Three

18 x 13'2 (5.49m x 4.01m)

Hardwood double glazed bay window, central heating radiator, picture rail television point.

Bedroom Four

16'11 x 13'1 (5.16m x 3.99m)

Two hardwood double glazed sash windows, central heating radiator, picture rail, spotlights, original exposed brick fireplace, television point.

Bedroom Five

13'10 x 13'2 (4.22m x 4.01m)

UPVC double glazed window, central heating radiator, picture rail, smoke alarm, under stairs storage.

Bedroom Six

11'4 x 9'4 (3.45m x 2.84m)

Central heating radiator, picture rail, smoke alarm, wood effect lino flooring, door to the en suite.

En Suite

11'4 x 3'6 (3.45m x 1.07m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of an electric feed shower enclosure, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, extractor fan, picture rail, tiled flooring.

Bedroom Seven

13'2 x 10'11 (4.01m x 3.33m)

UPVC double glazed window, central heating radiator, smoke alarm, wood effect laminate flooring.

Bathroom

10'11 x 10'3 (3.33m x 3.12m)

Two UPVC double glazed frosted window, central heating radiator, a four piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, double direct feed shower enclosure, tiled panelled bath with mixer tap and rinse head, tiled elevations, spotlights, extractor fan, tiled flooring.

Second Floor

Landing

9'11 x 9 (3.02m x 2.74m)

Velux window, mirrored UPVC double glazed central heating radiator, spotlights, smoke alarm, doors to bedroom one, bedroom two and shower room.

Bedroom One

14'5 x 12'5 (4.39m x 3.78m)

Three Velux windows, central heating radiator, spotlights, television point, doors to store/dressing room and boiler cupboard.

Store/Dressing Room

20'5 x 11'2 (6.22m x 3.40m)

Two central heating radiators, spotlights, television point, eave storage.

Boiler Cupboard

5'7 x 3'9 (1.70m x 1.14m)

Ideal boiler.

Bedroom Two

18'10 x 12'2 (5.74m x 3.71m)

Velux window, central heating radiator, spotlights, smoke alarm.

Shower Room

6'11 x 4'4 (2.11m x 1.32m)

Chrome heated towel rail, a three piece suite comprising of a dual flush WC, direct feed rainfall shower enclosure with rinse head, vanity top wash basin with mixer tap, tiled elevations, extractor fan, spotlights, tiled flooring.

External

Front

Paved garden with mature shrubs and stone chip areas.

Rear

Enclosed garden with laid to lawn, Indian stone paving, bedding, decking, patio areas with integrated barbeque, power, lighting, access to the garden room and annex.

Garden Room

14'7 x 13'1 (4.45m x 3.99m)

Under floor heating, television point, wood effect laminate flooring.

Annex

23'11 x 12'5 (7.29m x 3.78m)

Two aluminium double glazed window, upright central heating radiator, a range of white wall and base units, marble effect surface and splash back, stainless steel sink and drainer with mixer tap, integrated electric oven with a four ring induction hob and extractor hood, space for fridge freezer, plumbing for washing machine, boiler, spotlights, television point, tiled flooring, door to the shower room.

Shower Room

7'6 x 4'9 (2.29m x 1.45m)

Heated towel rail, a three piece suite comprising of a dual flush WC, direct feed rainfall shower enclosure, vanity top wash basin with mixer tap, tiled elevations, extractor fan, spotlights, tiled flooring.

