



## Anderby 8, Chatsworth Road Ellesmere Park Manchester M30 9DY

### £1,500,000

Occupying approx. 0.4 acre plot and located in the conservation area of Ellesmere Park "Anderby" was originally constructed in 1935 however was extended by our client firstly in 2006 and then further in 2012 with several additions making it a truly superb family home with lots to offer. Nestled in a private plot with electronically operated gates and intercom system for access the dwelling now comprises porch, hallway, bay-fronted lounge, bay-fronted sitting room, games room, open plan kitchen fitted with Italian kitchen complete with Granite worktops and air conditioning, utility room with W/C, extended and open plan rear sun room with roof lantern and bi-fold doors opening to the rear garden, shaped landing, five bedrooms, three bedrooms are en-suite (one Jack and Jill style) and a modern fitted bathroom suite with freestanding bath and oversize shower cubicle. Whilst extending the property in 2012 there was the addition of a pool room (accessed from the main house) with bi-fold doors, roof lantern, 5.1 fully wired speaker system, indoor jacuzzi along with a heated 6m x 3m swimming pool, wet room and plant room housing the warm air heating and water heating equipment. Externally there is a detached and heated garage (constructed 2006) with self contained annex which comprises hallway, fitted kitchen, fitted bathroom and further bedroom or home office space above. The property is heated with a mixture of gas central heating and underfloor heating and is double glazed with, mostly, hidden venetian style blinds. The property is fitted with a full CCTV system which can be accessed remotely via a phone app, monitored ADT alarm system and offers a keyless entry system. Call HOME on 01617898383 to view!

- ONE OF A KIND FAMILY HOME!
- UNIQUE DETACHED PROPERTY
- Indoor, heated swimming pool, jacuzzi and wet room
- Separate annex with kitchen and bathroom
- Porch and hallway
- Lounge and sitting room
- Open plan kitchen/sun room and further games rooms
- Five double bedrooms with three en-suites
- Large, secluded and gated plot
- Ample off road parking to the side and rear



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**Porch**  
**Entrance Hallway**  
**Lounge**  
**Sitting room**  
**Games room**  
**Kitchen/Diner**  
**Utility room**  
**W/C**  
**Rear Sun room**  
**Pool room**  
**Wet room**  
**Plant room**  
**Shaped landing**  
**Bedroom One**  
**En-Suite**  
**Bedroom Two**  
**En-Suite**  
**Bedroom Three**  
**Bedroom Four**  
**Jack and Jill En-Suite**  
**Bedroom Five**

**Bathroom**  
**Garage (heated)**  
**Annex**  
**Hallway**  
**Kitchen**  
**Bathroom**

**Open plan bedroom/lounge area or home office**

**Tenure**

We are advised that the property is Freehold.

**IMPORTANT INFORMATION -**

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.

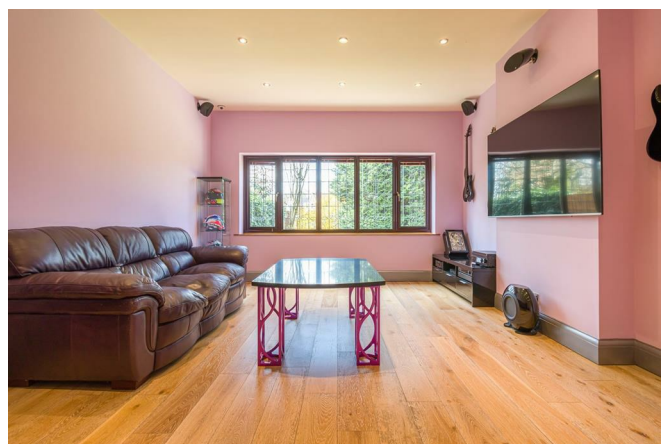
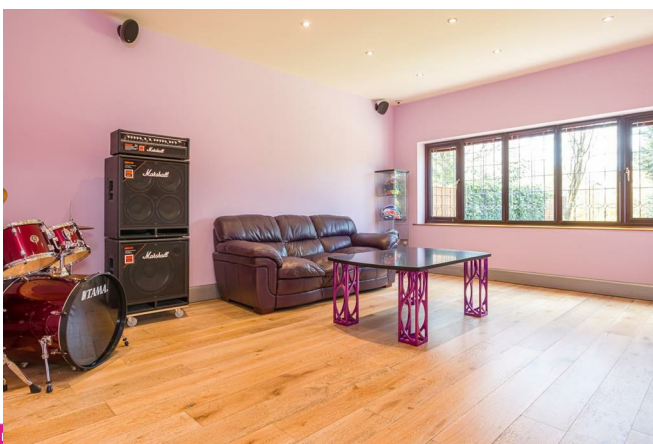


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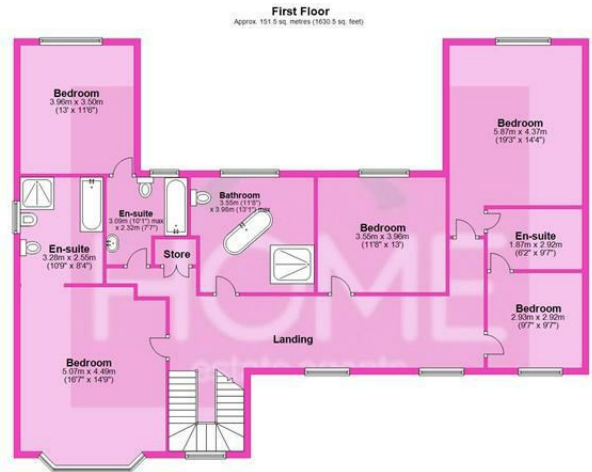
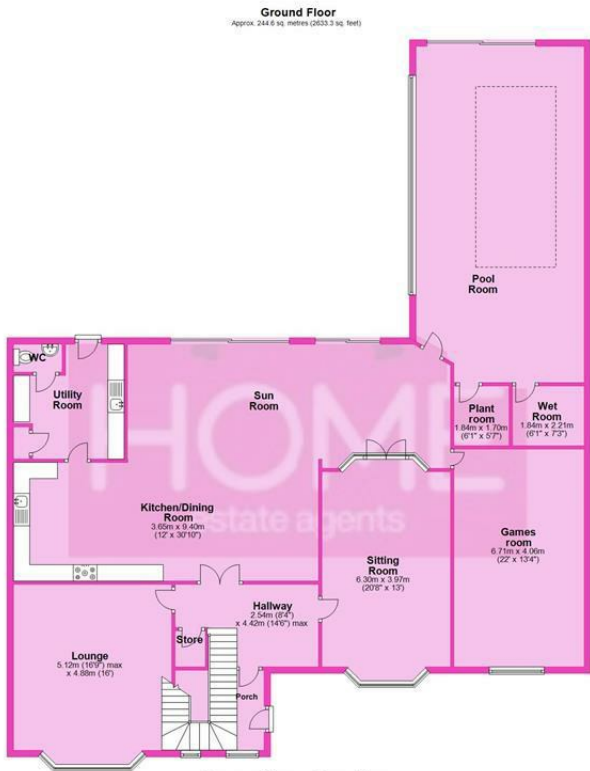


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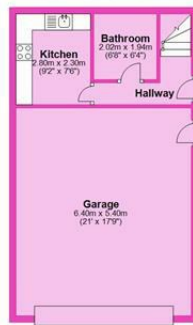
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**Garage and Annex - Ground floor**  
Approx. 50.2 sq. metres (540.3 sq. feet)



**Annex - First floor**  
Approx. 10.6 sq. metres (113.6 sq. feet)



Total area: approx. 478.9 sq. metres (5155.0 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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