

JULIAN
WADDEN





38 Hall Pool Drive
Offerton
Offers in excess of £440,000



Square Footage: 1814
Council Tax Band: F
Tenure: Leasehold
Service Charge:N/A
Sat Nav Directions: SK2 5ED

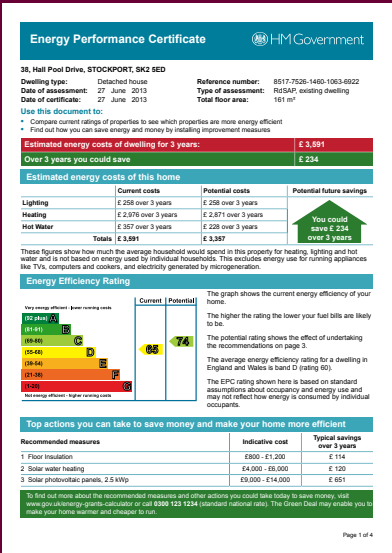
A larger than most four bedroom detached family home which is exceptionally well presented. Offering a spacious plot, three reception rooms, a double garage and three bathroom this home really does offer plenty of room for all the family.

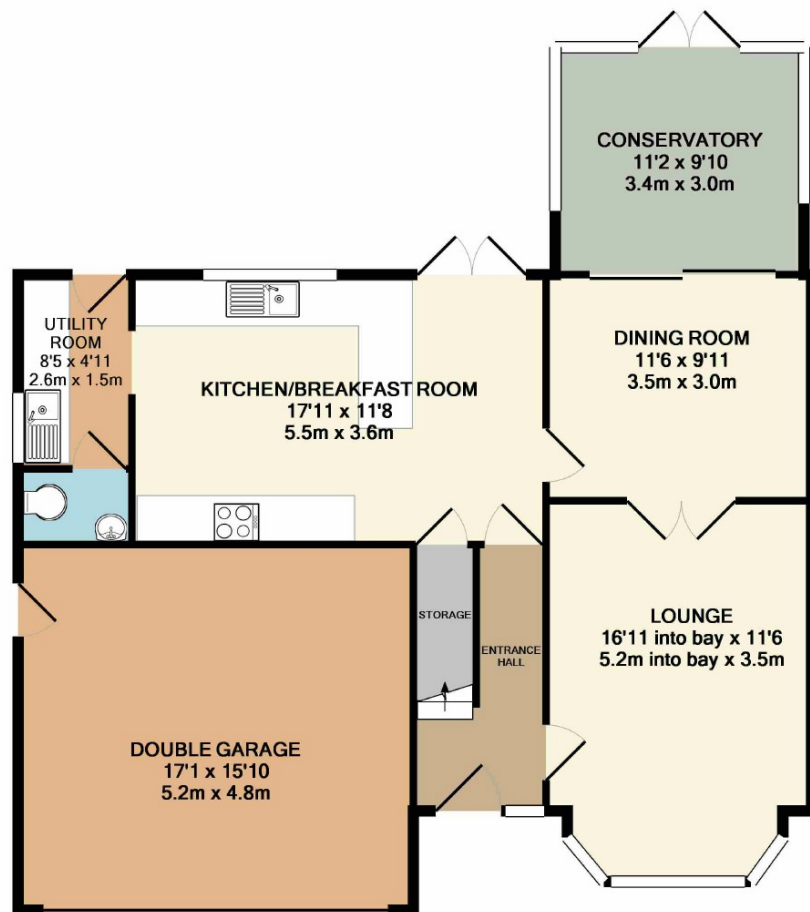
In brief the property offers to the ground floor; entrance hallway with stairs leading to the first floor, spacious and well decorated family lounge with bay window and feature fireplace, the lounge also has doors connecting it to the dining room giving the option of open plan living or not. The dining room is well proportioned and gives enough room for family dining, the conservatory gives the option for an additional sitting room or for it to work in conjunction with the dining room. The breakfast kitchen is the hub of this home with extensive storage and work surfaces and plenty of space for a breakfast table this is where all the family will gather, the kitchen also benefits from a utility room and downstairs w/c.

The first floor reveals four double bedrooms two of which are ensuite and another that has jack and jill access to the main bathroom. The master bedroom boasts a semi vaulted ceiling with a feature window and there piece ensuite. The family bathroom is truly spacious spanning over 17ft in width with a walk in shower, roll top bath and finished to an exceptional standard.

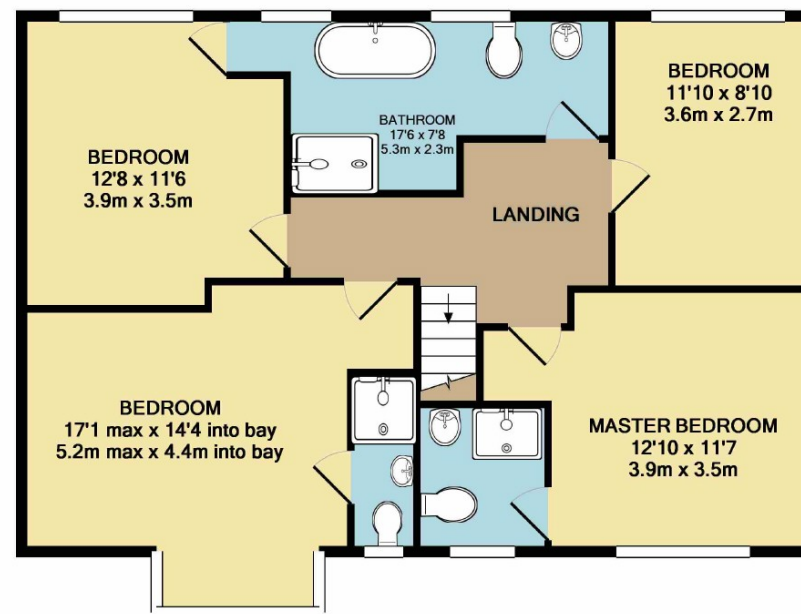
Externally the front offers off road parking for a least four cars with a lawn area with semi mature trees and shrubs. Whilst the rear is mainly laid to lawn with sitting areas and a fenced off area ideal for storage.

A house that offers more than you thought, it must be viewed.





GROUND FLOOR
APPROX. FLOOR
AREA 1001 SQ.FT.
(93.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 813 SQ.FT.
(75.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1814 SQ.FT. (168.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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