

16 BROOKSIDE ROAD | BROOKLANDS

OFFERS OVER £500,000

NO ONWARD CHAIN An attractive semi detached family home in this popular residential location beautifully maintained and still giving any prospective purchaser the opportunity to re-model and extend subject to the relevant permissions being obtained. The accommodation briefly comprises recessed porch, welcoming entrance hall, cloakroom/WC, bay fronted dining room, rear sitting room opening onto the conservatory, kitchen with access to the side, three well proportioned bedrooms and bathroom/WC. Off road parking within the driveway which continues to the side to the detached garage. The gardens to the rear are paved for easy maintenance and benefit from a south westerly aspect to enjoy the sun for the majority of the day. Viewing is highly recommended.

POSTCODE: M33 3TE

DESCRIPTION

This semi detached family home is well proportioned and presented throughout and ideally located within the catchment area of highly regarded primary and secondary schools with Brooklands Primary School and the doorstep and also Brooklands Metrolink station close by.

The accommodation is approached via a recessed porch leading onto the welcoming entrance hall. Towards the front of the property is the bay fronted dining room whilst to the rear the sitting room has sliding doors leading onto the rear conservatory which in turn has double doors leading onto the south westerly facing attractive gardens. Also to the rear is the kitchen fitted with a comprehensive range of units and with door to the side. The ground floor accommodation is completed by the cloakroom/WC. To the first floor there are three excellent bedrooms serviced by the family bathroom/WC.

Externally to the front of the property the driveway provides off road parking and there is gated access to the side where the drive continues to the detached garage. The gardens to the rear are paved for easy maintenance and benefit from a south westerly aspect to enjoy the sun for the majority of the day.

A superb family home with much further potential by way of extension subject to the relevant permissions being obtained.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL

12'2" x 9'9" (3.71m x 2.97m)

With composite front door. Spindle balustrade staircase to first floor. Dado rail. Half panelled walls. Radiator.

CLOAKROOM

With WC and wash hand basin. Opaque PVCu double glazed window to the side. Tiled splashback.

DINING ROOM

14'8" x 12'2" (4.47m x 3.71m)

With PVCu double glazed bay window to the front. Radiator. Natural wood flooring. Dado rail. Ceiling cornice.

SITTING ROOM

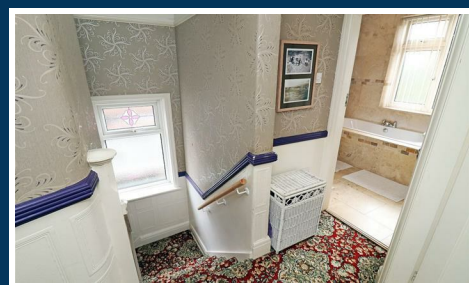
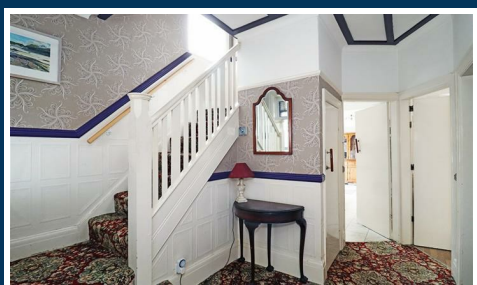
13'9" x 13'6" (4.19m x 4.11m)

With a focal point of a living flame gas fire. Laminate flooring. Dado rail. Ceiling cornice. Radiator. Television aerial point. Sliding PVCu double glazed doors to:

CONSERVATORY

12'9" x 11'10" (3.89m x 3.61m)

With PVCu double glazed double doors to the south westerly facing rear garden.



KITCHEN

18'8" x 8'1" (5.69m x 2.46m)

Fitted with a comprehensive range of wall and base units with work surface over incorporating stainless steel sink unit with drainer. Space for cooker, fridge, washing machine and dishwasher. Wall mounted gas central heating boiler. Tiled splashback. Three PVCu double glazed windows to the side. PVCu double glazed door to the side. PVCu double glazed window to the rear overlooking the garden. Sliding doors to the conservatory.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Dado rail. Loft access hatch.

BEDROOM 1

14'9" x 12'2" (4.50m x 3.71m)

PVCu double glazed bay window to the front. Laminate flooring. Dado rail. Ceiling cornice. Radiator.

BEDROOM 2

13'11" x 11'1" (4.24m x 3.38m)

With PVCu double glazed window to the rear. Dado rail. Radiator.

BEDROOM 3

9'7" x 9'4" (2.92m x 2.84m)

PVCu double glazed window to the front. Fitted wardrobe and dressing table. Dado rail. Radiator.

BATHROOM

10'2" x 7'9" (3.10m x 2.36m)

Fitted with a suite comprising bath, separate tiled shower cubicle, wash hand basin and WC. Heated towel rail. Opaque PVCu double glazed windows to the side and rear. Tiled walls and floor. Recessed low voltage lighting. Extractor fan. Radiator.

OUTSIDE

To the front of the property the flagged driveway provides off road parking and there is gated access to the side where the driveway continues to the detached garage.

The rear gardens are paved for easy maintenance and have external power and water points. The rear gardens benefit from a south westerly aspect to enjoy the sun for the majority of the day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

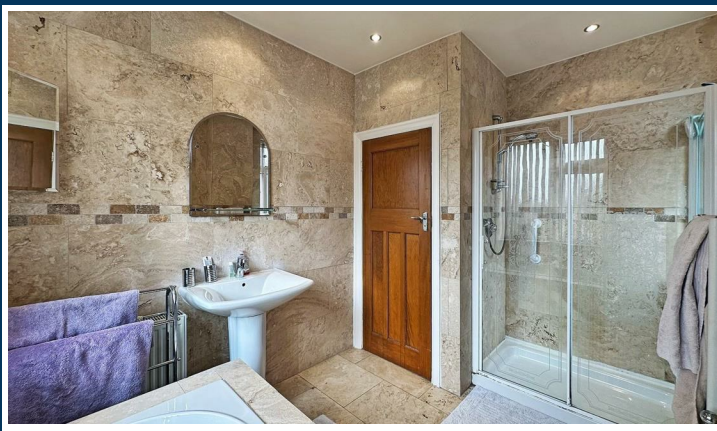
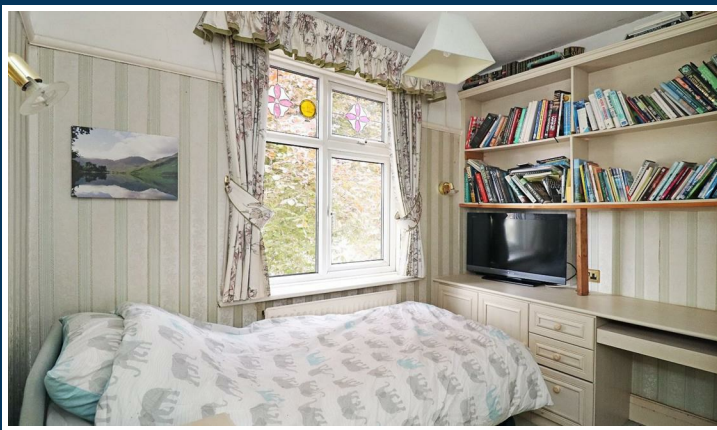
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TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

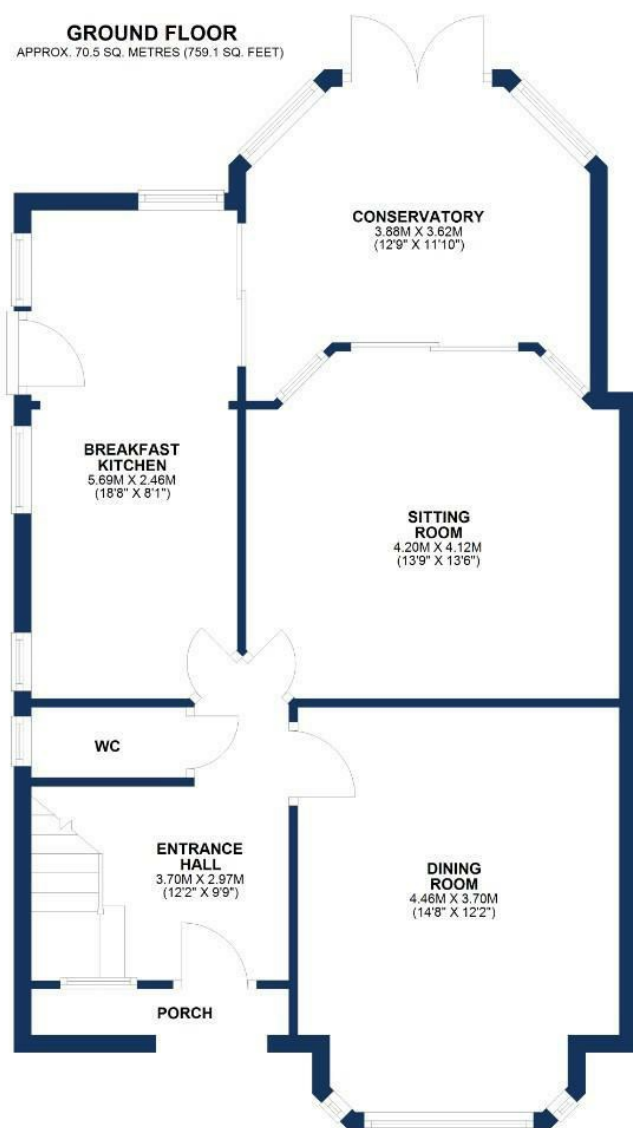
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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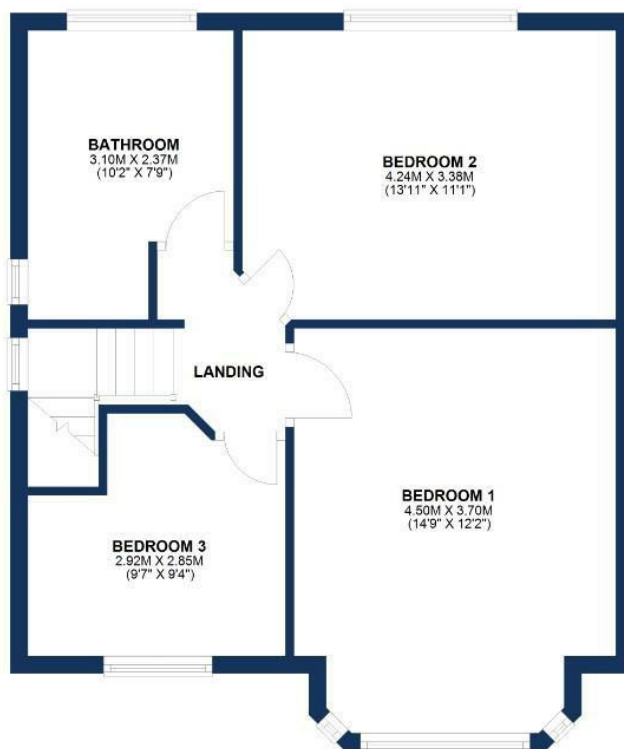
GROUND FLOOR

APPROX. 70.5 SQ. METRES (759.1 SQ. FEET)



FIRST FLOOR

APPROX. 51.1 SQ. METRES (550.1 SQ. FEET)



TOTAL AREA: APPROX. 121.6 SQ. METRES (1309.3 SQ. FEET)

Floorplan for illustrative purposes only



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