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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£650,000

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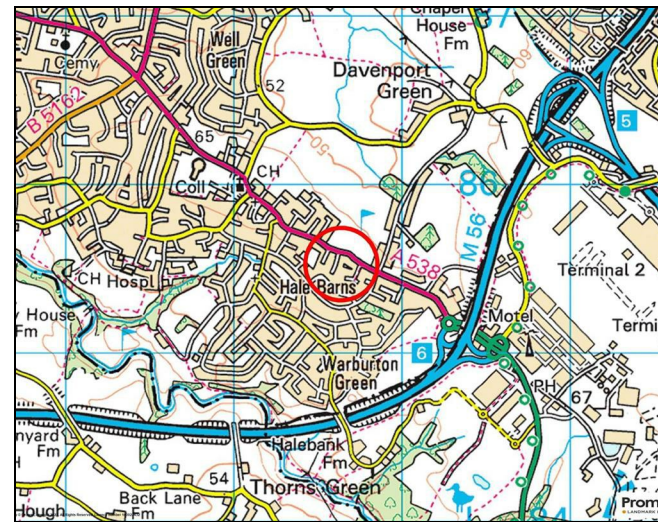
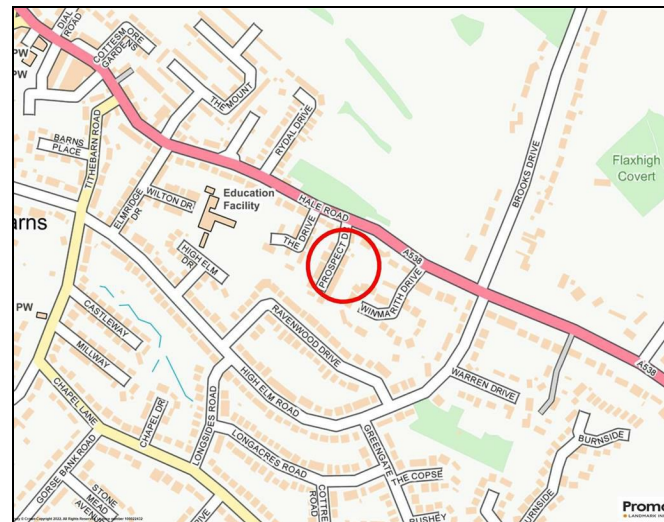


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A SUPERB, EXTENDED AND IMPROVED SEMI DETACHED FAMILY HOME, PEACEFULLY LOCATED ON THIS DELIGHTFUL CUL-DE-SAC WITHIN WALKING DISTANCE OF HALE BARNES CENTRE. 1433 SQFT.

Porch. Hall. Through Living and Dining Room. Live In Breakfast Kitchen. Utility. GFWC. Four Double Bedrooms. Stylish Bathroom. Separate Shower. Parking. Lovely Gardens. No Chain!



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

A superbly styled and extended traditional, bay fronted Semi Detached family home enjoying an excellent location on this peaceful cul-de-sac, within a few minutes walk of the centre of Hale Barns Village Centre with its convenience shops, Costa Coffee and within catchment of Elmridge Primary School and excellent secondary schools.

In addition, there is easy access to the M56/M6 motorway networks serving the region and providing access to Manchester City Centre and Manchester Airport.

The property is stylishly presented throughout having been upgraded and improved with high specification kitchen and bathroom fittings and provides family accommodation arranged over Two Floors, extending to 1433 square feet.

A porch leads to the entrance door to a spacious Hall with staircase to the First Floor and doors to the Ground Floor Accommodation.

Through Living and Dining Room with bay window to the front and French doors from the Living Area give access to the gardens.

The fabulous 300 square foot Live In Breakfast Kitchen also has French doors and windows overlooking and giving access to the garden.

The Kitchen is fitted with an extensive range of black high gloss and painted finish units arranged around a central island unit and has integrated appliances to include an oven, hob, extractor fan, microwave and dishwasher. Freestanding fridge/freezer which maybe available to the incoming purchaser subject to negotiation.

A door leads off the Kitchen into a Utility Room and Ground Floor WC off. The Utility Room has space and plumbing for a washing machine and tumble dryer which maybe available to the incoming purchaser subject to negotiation.

Off the First Floor Landing are Four excellent Double Bedrooms, with the Principal Bedroom having built in sliding door wardrobes and overlooking the rear garden.

The Bedrooms are served by a stylish Family Bathroom with built radio system to the ceiling and a separate Walk In style shower.

Externally, the front of the property is approached via a gravelled and block paved Driveway providing off street Parking and is enclosed within mature hedging.

The Garden to the rear is of an excellent size, laid to lawn with a large porcelain tiled and slate chip sitting area designed to maximise the South and West facing sun and affords a good degree of privacy.

A stylishly presented property in a great location.

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1433 Sq. Feet
= 133.1 Sq. Metres

