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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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£1,095,000

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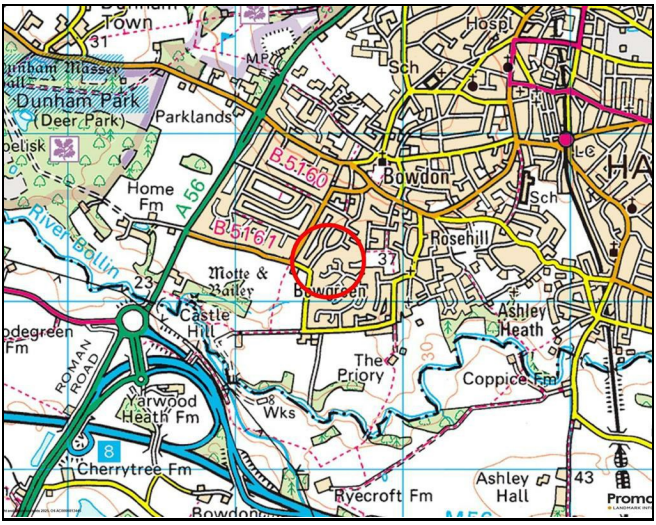
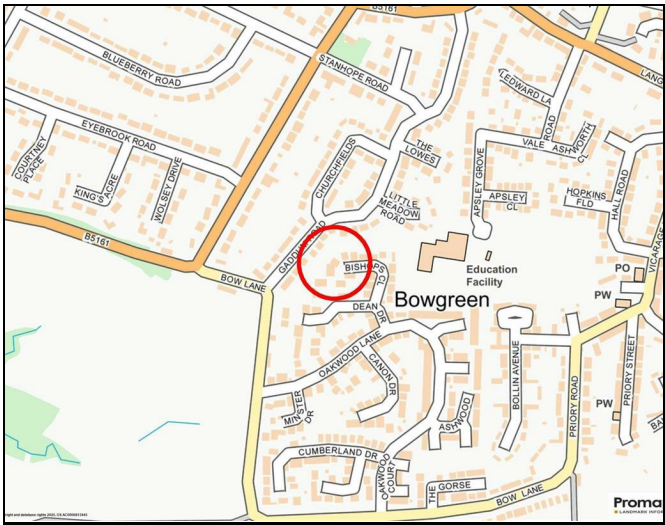
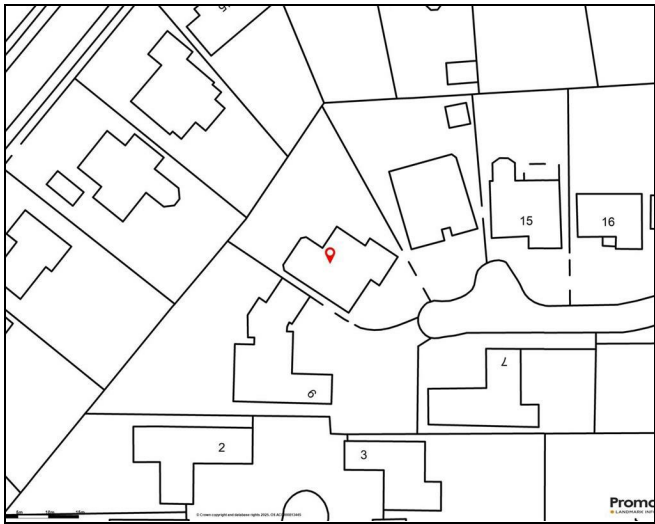
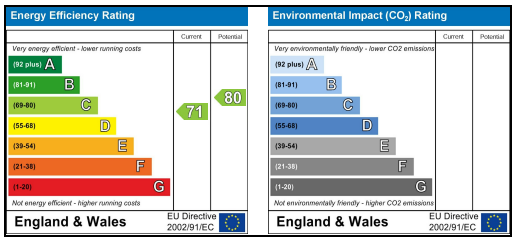
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energy efficiency

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



A BEAUTIFULLY PRESENTED AND WELL PROPORTIONED, MODERN DETACHED FAMILY HOME, LOCATED AT THE HEAD OF A PEACEFUL CUL DE SAC, IN THIS DESIRABLE LOCATION, IDEALLY SITUATED FOR EXCELLENT SCHOOLS. 2290sqft.

Porch. Hall. WC. Lounge. 250sqft Living and Dining Room. Home Study. Breakfast Kitchen. Utility. Five Bedrooms. Three Bath/Showers. Driveway. Double Garage. Superb Gardens.



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 fantastic, modern Detached family sized home located on head of a peaceful cul-de-sac on this popular development by Redrow Homes, perfectly located within walking distance of both The Bollin and Bowdon Church Schools and within easy reach of Altrincham Boys' and Girls' Grammar Schools. In addition, there are local convenience shops on the doorstep as well as a park with children's play area.

The property stands on what is probably one of the larger plots on the development, which gives the property excellent potential to be extended further should anyone require, subject to any necessary consents, without meaningfully imposing on the useable garden space.

As it stands, the accommodation extends to approximately 2300 square feet, providing Three Reception Areas to the Ground Floor in addition to a Study and a stylish Breakfast Kitchen with Utility Room off. To the First Floor are Five excellent Bedrooms served by Three well-appointed Bath or Shower Rooms, Two being En Suite to the Principal and Guest Bedrooms.

The property is immaculately presented and ready to move into with the minimum of fuss.

Comprising:

Canopied Porch. Spacious Hall with wood flooring, cloaks cupboard and staircase leading to the First Floor.

Ground Floor WC, well appointed with a white suite with chrome fittings providing a WC and wash hand basin. Wood flooring.

Lounge approached through double doors from the Hall and having a, angled bay window to the front elevation. Impressive fireplace surround with display recess.

Family Room with double glazed French doors with side windows leading to the:

250 square foot Living and Dining Room with high vaulted roof, ideal for day to day informal living and enjoying a delightful Garden aspect, with French doors providing access to the garden.

Home Study with wood flooring and a window to the rear.

Breakfast Kitchen, well appointed with two double glazed windows overlooking the gardens and wood flooring. The Kitchen is fitted with a range of traditional style units with granite worktops over arranged around a central, granite top island unit incorporating a breakfast bar. Freestanding range cooker with double ovens, gas burners and extractor fan over. Integrated dishwasher, fridge and freezer units.

Utility Room with built in base unit, worktop and sink with space for a washing machine and dryer. Cupboard housing the central heating boiler. Door leading to the Garden.

To the First Floor are Five Bedrooms served by Three Bath or Shower Rooms.

Principal Bedroom One with a window to the front and having an extensive range of wall to wall, floor to ceiling built in wardrobes and storage space

A door leads through to the En Suite Bathroom, beautifully appointed with a reproduction Victorian style suite in white with chrome fittings, providing: a claw feet slipper bath, wash hand basin on stand, WC and enclosed shower cubicle with thermostatic shower.

Bedroom Two with a window to the front and served by an En Suite Shower Room fitted with a suite in white with chrome fittings, providing an enclosed shower cubicle with thermostatic shower fitting, WC and wash hand basin. Chrome ladder radiator.

Bedroom Three with built in wardrobes and furniture, currently used as a Dressing Room with a window to the rear.

Bedroom Four with a window to the rear.

Bedroom Five with a window to the rear.

The Bedrooms are further served by a Family Bathroom well appointed with a suite in white with chrome fittings, providing a bath, shower cubical, wash hand basin and WC. Window to the rear.

Externally the front of the property is approached via a Driveway providing off road parking and leads to the substantial brick built Integral Double Garage.

To the front of the property there is a Garden frontage with a neat lawned area. The Rear Garden is much larger than average for this type of property and the development, with a large stoned paved patio area across the back of the property. Beyond, the Garden is laid principally to lawn with maturely screened borders with a variety of shrubs, bushes, trees and plants.

This is an excellent example of a most popular design of property and should be viewed without delay.

- Freehold
- Council Tax Band G

