



**** A TRULY STUNNING DETACHED FAMILY HOME - Ready to pick your bags up and move straight into !!!**** This SPACIOUS four bedroom home has been extended and re-modelled perfectly to provide an abundance of living space. Benefitting from a 22 FT OPEN plan bespoke fitted kitchen with a dining area and a seating area, plus a large separate lounge, utility room, downstairs W.C and integral garage. Four well proportioned bedrooms with the master benefiting from an en-suite and fitted wardrobes and a three piece family bathroom all to the first floor. Off road parking to the front and a beautifully landscaped sunny rear garden with rendered planters, Indian Stone patio and artificial grass. Gas central heated and anthracite double glazed windows. This STUNNING property is a credit to the current owners who have finished the property to the highest possible standards throughout and comes highly recommended for viewing! Located within 5 minute walk of Waitrose, close to excellent network and transport links plus close to Altrincham town centre where you will find a vibrant place to visit with plenty of shops, bars, cafés and restaurants. Viewings are by appointment – please contact the office today to secure your time slot.



Entrance Hallway

Composite front door, with etched glass window to the side featuring the door number. Tiled flooring, ceiling spotlights and carpeted stairs to the first floor.

Lounge 15' 9" x 11' 9" (4.802m x 3.572m)

Carpeted flooring, ceiling light point, double glazed window to the front, double panel wall mounted radiator, vertical double panel wall mounted radiator, tv point, plug points and bespoke fitted floating storage unit with panoramic glass electric fireplace and chimney breast.

Kitchen/Diner 22' 10" x 15' 7" (6.965m x 4.743m)

A stunning open plan room with a bespoke fitted kitchen, dining area and sitting area overlooking the garden. Large marble effect tiled flooring, ceiling spotlights, two wall mounted double panel radiators, plug points with USB's, tv point, three Velux windows, bi-folding doors and a double glazed window to the rear. A fully fitted modern kitchen with built in Neff appliances such as a single oven with grill and a separate microwave plus a plate warmer and a Neff dishwasher. Five ring gas hob with integrated over head extractor, sunken sink and drainer with a Reginox hot water tap. A range of wall and base units including a champagne fridge and a center pull out larder unit. Quartz worktops and matching upstands and splash back.

Utility room 12' 1" x 7' 8" (3.673m x 2.335m)

Counter top with space for an under counter freezer, washing machine and drier. Combi boiler, ceiling spot lights, wall mounted radiator and plug points, plus further storage, Large tiled marble effect flooring continuing from the kitchen, and access into the garage.

Downstairs W.C 4' 4" x 2' 11" (1.323m x 0.888m)

Pedestal W.C and a modern vanity unit with integral sink with chrome mixer tap. Ceiling light point and large tiled marble effect flooring continuing from the utility room.

Garage 16' 10" x 9' 6" (5.122m x 2.883m)

Concrete floor, ceiling strip light, plug points and electric garage door.

First Floor Landing

Carpeted stairs and landing, loft hatch, access to all rooms and Velux window.

Master bedroom 13' 10" x 11' 2" (4.211m x 3.411m)

Carpeted flooring, double glazed window to the front, ceiling light point, two wall lights, floor to ceiling fitted wardrobes, wall mounted radiator, built in over stairs storage cupboard and plug points.

En-suite 7' 0" x 4' 5" (2.125m x 1.353m)

Tiled walls and floor, shower with sunken tray, black hardware ceiling mounted shower head, hand shower and wall mounted controls with a black grid shower screen. Toilet and sink vanity unit, ceiling spot lights, wall mounted black towel radiator and double glazed window to the front.

Bedroom 2 10' 2" x 7' 3" (3.096m x 2.198m)

Carpeted flooring, ceiling light point, double glazed window to the rear, wall mounted radiator, plug points and built in storage cupboards.

Bedroom 3 7' 10" x 5' 7" (2.379m x 1.705m)

Carpeted flooring, ceiling light point, double glazed window to the front, wall mounted, radiator, plug points and tv point.

Bedroom 4 9' 1" x 5' 7" (2.770m x 1.711m)

Currently used as an office. Carpeted flooring, ceiling light point, wall mounted radiator, double glazed window to the rear, plug points and tv point.

Family Bathroom

Three piece family bathroom comprising of a bath with shower over, wall hung sink with vanity unit and pedestal W.C. Double glazed window to the rear, chrome hardware, ceiling spot lights, tiled floor and walls and chrome towel radiator.

Externally

To the front of the property there is a large imprinted concrete driveway suitable for off road parking for multiple vehicles with decorative white stones and a wooden gate to access to the rear garden. To the rear there is a stunning landscaped sun drenched rear garden with Indian stone paths and patio with artificial grass and raised rendered planters with spot lights.



Thompson's
Estate Agents

Widgeon Road
Broadheath WA14 5NP

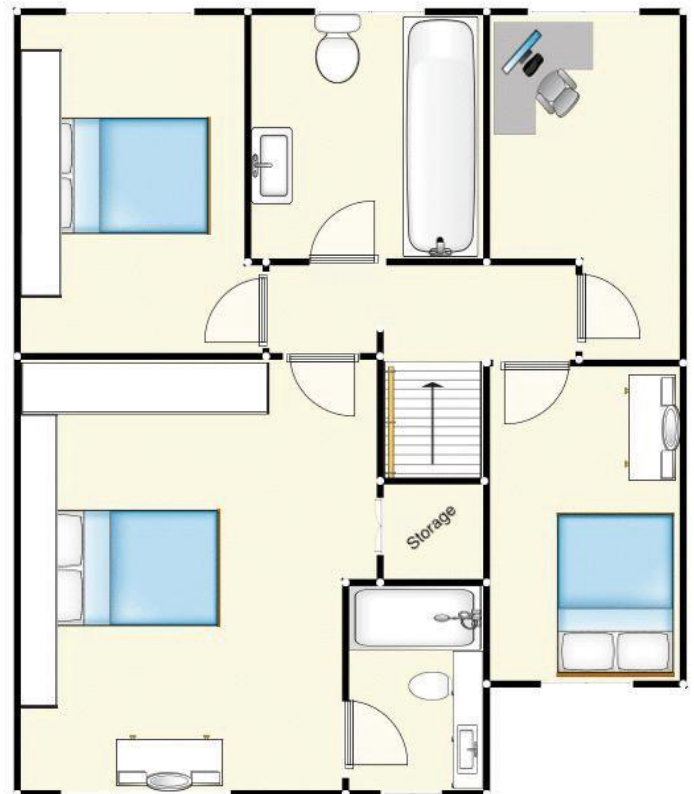


Thompson's Estate Agents, 1-2 Atlantic Street, Altrincham, WA14 5FA
Phone: 01615324455, Email: hello@thompsonsestateagents.com
www.thompsonsestateagents.com



Thompson's
Estate Agents

Widgeon Road
Broadheath WA14 5NP



Floor plans and measurements are for information and guidance only. We endeavour them to be reliable and accurate, however they should not be relied upon.



Thompson's Estate Agents, 1-2 Atlantic Street, Altrincham, WA14 5FA
Phone: 01615324455, Email: hello@thompsonsestateagents.com
www.thompsonsestateagents.com

