



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 80                      | 85        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Highmeadow, Manchester, M26 1YN

### Offers Over £475,000

AN OUTSTANDING DETACHED FAMILY HOME

Nestled in the sought-after area of Outwood Village, off Ringley Road, this outstanding detached family home is a true gem. Presented and maintained to the highest standard, the property boasts a stylish interior and a high specification finish throughout.

Upon entering, you will find three generously sized reception rooms, perfect for both entertaining guests and enjoying family time. The property features three bedrooms, providing flexibility to suit your family's needs, with the dressing room easily converted into a fourth bedroom if desired. The two modern feature bathrooms, one with under-floor heating, are designed with quality in mind, ensuring comfort and convenience for all.

The heart of the home is undoubtedly the high-quality fitted kitchen, which showcases enviable fittings and a contemporary design that will delight any culinary enthusiast. The three living areas offer ample space for relaxation and socialising, making this home ideal for family life.

Set on an impressive corner plot, the property is surrounded by wrap-around gardens, providing a beautiful outdoor space for children to play or for hosting summer gatherings. Additionally, there is ample off-road parking, a valuable feature in this desirable location.



# Highmeadow, Manchester, M26 1YN

## Offers Over £475,000

 3  2  3  C

- Beautifully Presented Detached Property
  - Large Modern Fitted Dining Kitchen
  - Ample Off Road Parking for 4/5 Cars with Electric Charging Point
- Semi Rural Location, with Great Commuter Links & Countryside
  - Solar Panels Installed with Full Feed-In Tariff (Generating Free Electricity & Income)
  - Tenure Freehold
- Three Bedrooms & Two Fully Tiled Bathrooms; Wet Room with Under-Floor Heating
  - Spacious Rear Wrap-Around Garden
  - Council Tax Band D

### Ground Floor

#### Entrance Hall

7'3 x 5'1 (2.21m x 1.55m)

Composite double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, spotlights, coving, professionally installed smart under stairs storage storage, wood effect laminate flooring, doors leading to reception room, dining room and stairs to first floor.

#### Reception Room

16'1 x 11'11 (4.90m x 3.63m)

UPVC double glazed window, central heating radiator, coving, television point, wood effect laminate flooring and door to kitchen.

#### Kitchen

20'5 x 9'7 (6.22m x 2.92m)

UPVC double glazed window, upright central heating radiator, range of high gloss wall and base units with quartz work surfaces, inset stainless steel double sink with high spout boiling water tap, integrated high rise Neff oven and combi microwave, warming drawer and coffee machine, integrated dishwasher, four ring induction hob, single gas hob, integrated extractor hood, space for American-style fridge freezer, integrated breakfast bar, spotlights, wood effect laminate flooring, open to garden room, doors to utility and dining room.

#### Garden Room

12'3 x 8'8 (3.73m x 2.64m)

UPVC double glazed windows, two Velux windows, spotlights, air-conditioning, television point, wood effect laminate flooring and UPVC double glazed French doors to rear.

#### Utility

4'11 x 4'9 (1.50m x 1.45m)

Central heating radiator, range of high gloss wall and base units with laminate work surfaces, space for washer dryer, spotlights, wood effect laminate flooring, door to WC and UPVC double glazed frosted door to side elevation.

#### WC

4'2 x 2'8 (1.27m x 0.81m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap and wood effect laminate flooring.

#### Dining Room

15'3 x 7'7 (4.65m x 2.31m )

UPVC double glazed window, central heating radiator, coving and wood effect laminate flooring.

### First Floor

#### Landing

10'7 x 5'5 (3.23m x 1.65m )

Loft access, smoke detector, doors leading to four bedrooms and wet room.

#### Bedroom One

15'3 x 14'0 (4.65m x 4.27m)

Two UPVC double glazed windows, central heating slimline tall radiator, Hammonds fitted wardrobes, over stairs storage and door to en-suite.

#### En-Suite

8'1 x 5'4 (2.46m x 1.63m )

UPVC double glazed frosted window, central heating radiator, vanity top wash basin with mixer tap, dual flush WC, double direct feed steam surround sound Bluetooth Insignia shower enclosed, fully tiled elevations, spotlights, extractor fan and tiled flooring.

#### Bedroom Two

11'2 x 8'11 (3.40m x 2.72m)

UPVC double glazed window and central heating radiator, space for double wardrobe.

#### Bedroom Three

10'6 x 6'10 (3.20m x 2.08m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring and open to bedroom four/study.

#### Dressing Room/Study

7'6 x 7'6 (2.29m x 2.29m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

#### Wet Room

8'0 x 5'11 (2.44m x 1.80m)

UPVC double glazed frosted window, heated towel rail, walk-in double direct feed rainfall shower, dual flush WC, vanity top wash basin with mixer tap, fully tiled elevations, inset shelving, spotlights, extractor fan and tiled flooring with under-floor heating.

### External

#### Rear

Wraparound laid to lawn garden with composite decking, pergola, spotlights, mature shrubbery, imprinted concrete patio, outdoor water tap and external power sockets, outdoor shed & greenhouse.

#### Front

Solar panels, outdoor lighting, mature shrubbery and imprinted concrete driveway with electric car charging point.



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