



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C		63	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Wilford Avenue |
Asking Price £725,000



88 School Road | Sale | M33 7XB
t: 0161 973 4955
e: sale@hibberthomes.com
www.hibberthomes.com

Bedrooms 3	Bath 3	Reception 2	Parking here	Area 1721.00 sq ft	Type here

- Extended Large Semi-Detached
- Fabulous Open Plan Living Dining Kitchen
- Two Reception Rooms
- Garden Room Cabin with Lounge, Kitchen & WC
- Landscaped Gardens
- Desirable Location
- Three Double Bedrooms
- Two Bath/Shower Rooms
- Ample Parking
- Downstairs WC

A beautiful, comprehensively extended and upgraded, large Semi-Detached Family Home which enjoys a wonderful position and garden plot almost hidden from the road. Located on one of Sales' most popular roads, where houses don't frequently come for sale, ideal for local schools including Brooklands Primary which is just around the corner.

The house offers an abundance of accommodation and includes a recently extended large open plan living dining kitchen with bi folding doors. In addition to the accommodation, there is ample parking on a large driveway and a stylish landscaped private rear garden. There is a large timber built detached Garden room 'Cabin' which has a shower room and kitchen, perfect for a whole host of uses!

The property comprises; entrance hall porch opening into the sitting room with bay window on the right and large lounge room to the left, downstairs W.C. Open plan live in dining kitchen, recently extended space perfect for modern family living, part of the room has vaulted ceiling with three inset Velux skylight windows and bifolding doors opening out onto the rear garden.

Within the plot is a really useful detached timber garden outbuilding/cabin, which offers great scope for a variety of uses. It has a large room with vaulted ceiling, shower room and a kitchen. It can be self-contained with its own private door and has French doors to the rear.

Externally, the property enjoys a wonderful plot with extensive driveway parking all hidden behind established hedging to the front.

The garden to the rear has been landscaped to a contemporary design theme, having numerous decked patio areas surrounded by established borders.

An impressive property within this amazing location!

