



11 Bellamy Close, High Green, S35 4AD  
£293,500

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: [enquiries@thepropertyperspective.co.uk](mailto:enquiries@thepropertyperspective.co.uk) [www.thepropertyperspective.co.uk](http://www.thepropertyperspective.co.uk)

PROPERTY  
PERSPECTIVE

We are delighted to offer for sale this modern high specification semi detached house with open aspect to the rear and access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools. Constructed in 2019 the property benefits from 4 years remaining of its new home structural warranty.

The property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances plus contemporary bathroom, shower room, en suite and WC. Items of note include French doors to the rear, oak internal doors plus an alarm. There are ample sockets and media points. The property is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen and WC. There are 2 double bedrooms, the master with en suite plus a family bathroom off the first floor landing. Located off the top landing are 2 further bedrooms and a shower room. There is a boarded loft with light.

There are well presented gardens with an open aspect to the rear. There is off road parking.

Tenure - Freehold  
Council Tax - Band D

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With laminate flooring. Access to store.

#### Lounge 15'9"(max) x 10'7"(max) (4.81m(max) x 3.24m(max))

With French doors to the rear plus carpets and shutters.

#### Dining Kitchen 17'11"(max) x 8'7"(max) (5.47m(max) x 2.64m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus glass splash back. With oven, microwave, 5 ring hob, hood, fridge freezer and dishwasher plus 1.5 sink and mixer tap. With walk in bay window, recessed spot lights, laminate flooring and blind.

#### WC 4'9" x 2'8" (1.47m x 0.82m)

Having contemporary white sanitary ware, vanity basin, tiling, laminate flooring and blind.

### FIRST FLOOR

#### Landing

With fitted carpets.

#### Bedroom 1 14'2"m(max) x 10'9"(max) (4.33mm(max) x 3.28m(max))

With carpets and blinds.

#### En Suite 8'0"(max) x 4'8"(max) (2.44m(max) x 1.43m(max))

Having contemporary white sanitary ware with tiling and floor tiling.

#### Bedroom 2 12'5" x 8'5" (3.81m x 2.58m)

With carpets and blinds.

#### Bathroom 6'10" x 6'3" (2.10m x 1.93m)

Having contemporary white sanitary ware with shower and screen to bath, vanity basin, tiling, recessed spot lights, chrome ladder radiator and vinyl flooring.

### SECOND FLOOR

#### Landing 2

With fitted carpets.

#### Bedroom 3 11'7"(max) x 8'4"(max) (3.55m(max) x 2.56m(max))

With carpets and blinds.

#### Bedroom 4 15'8"(max) x 8'4"(max) (4.80m(max) x 2.56m(max))

With carpets and blinds.

#### Shower Room 7'0"(max) x 6'0"(max) (2.14m(max) x 1.84m(max))

Having contemporary white sanitary ware, vanity basin, chrome ladder radiator, recessed spot lights, tiling and vinyl flooring.

### EXTERNAL

There are well presented gardens with an open aspect to the rear. There is off road parking.

