



**11 Maplewood Court, Langley Park, DH7 9FZ**  
**£332,000**



## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

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We are delighted to offer for sale this modern detached house located on a popular development with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is a modern kitchen plus contemporary bathroom, en suite and WC. Items of note include French doors to rear, off road parking and a well presented rear garden. There are ample sockets and media points. The property is ready to move in with flooring included.

To the ground floor is an entrance hall, lounge, dining room, kitchen, office and WC. There are 4 well proportioned bedrooms, the master with en suite plus a family bathroom off the first floor landing.

There are well presented and upgraded gardens. There is off road parking to the front with a single internal garage.

Tenure - Freehold  
Council Tax - Band E

The property comprises

### Ground Floor

#### Hallway

With fitted flooring.

**Lounge 14'4" (max) x 11'6" (max) (4.37m (max) x 3.51m (max))**

Walk in bay windows plus fitted flooring.

**Dining Room 11'5" x 10'2" (3.50m x 3.11m)**

French doors for rear access plus fitted flooring.

**Kitchen 15'5" x 10'2" (4.71m x 3.12m)**

Having a comprehensive range of modern wall and base units with complimenting laminate worktops. Integrated oven, hob, hood, dishwasher and fridge freezer plus tiled walls. With fitted flooring.

**Office 16'4" x 8'6" (4.99m x 2.60m)**

With fitted flooring.

**WC 6'6" x 2'10" (1.99m x 0.88m)**

Having modern white sanitary ware and tiling plus fitted flooring.

### First Floor

#### Landing

With fitted flooring.

**Bedroom 1 11'6" x 11'2" (3.53m x 3.42m )**

Having built in wardrobes plus fitted flooring.

**En Suite 6'5" x 4'11" (1.98m x 1.51m)**

Having modern white sanitary ware, tiling, shower and a ladder radiator plus fitted flooring.

**Bedroom 2 11'7" x 9'1" (3.54m x 2.77m)**

Having built in wardrobes plus fitted flooring.

**Bedroom 3 11'2" (max) x 7'5" (max) (3.41m (max) x 2.28m (max))**

With fitted flooring.

**Bedroom 4 10'8" x 8'2" (3.27m x 2.51m)**

Having built in wardrobes plus fitted flooring.

**Bathroom 7'4" x 5'5" (2.26m x 1.66m)**

Having modern white sanitary ware, tiling, vanity basin, chrome ladder radiator plus shower. With fitted flooring.

### External

The externals of the property are well presented. The front has off road parking leading to a single garage. The rear is patio and lawn which has a pleasant aspect.

