



29 Calder Way, Crigglestone, WF4 3FW
£289,995

The Property Perspective

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Property Perspective are delighted to be able to present to you this beautifully presented and maintained 4 bedroom semi-detached house, situated in Crigglistone. Benefiting from spacious living accommodation set over 3 floors, en-suite shower room and integral garage.

The living accommodation briefly comprises of; kitchen/diner, garage and WC/cloaks on the ground floor. To the first floor, lounge, bedroom and family bathroom. The second floor comprises of 3 bedrooms, one of which with en-suite shower room.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

FREEHOLD

Council tax band - D

Service charge - £109pa

GROUND FLOOR

Kitchen/diner 11'9" x 15'7" (3.60m x 4.76m)

High quality vinyl flooring with patio doors leading to the rear garden and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood, dishwasher and fridge-freezer

WC/cloaks

High quality vinyl flooring with 2 piece bathroom suite in white and radiator

FIRST FLOOR

Lounge 12'1" x 15'7" (3.69m x 4.77m)

Carpet flooring with Juliet balcony to the rear elevation and curtains

Bedroom 9'11" x 8'4" (3.04m x 2.56m)

Carpet flooring with window to the front elevation and blind

Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, radiator and partially tiled decor

SECOND FLOOR

Bedroom 13'6" x 12'11" (4.14m x 3.96m)

Carpet flooring with window to the front elevation, fitted wardrobes, curtains and blind

En-suite

High quality vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure, radiator and partially tiled decor

Bedroom 11'11" x 8'4" (3.65m x 2.56m)

Carpet flooring with window to the rear elevation and blind

Bedroom 11'11" x 7'4" (3.65m x 2.24m)

Carpet flooring with window to the rear elevation, fitted wardrobes and blind

EXTERNAL

Well presented rear garden, benefiting from a South-westerly facing aspect. Large driveway to the front, leading to a single integral garage.