



15 Rose Cottage Gardens, Stainton, TS8 9FA
£359,995

The Property Perspective

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

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances plus contemporary bathroom and en suite. Items of note include French doors to the rear, Gas fire and marble surround to lounge plus fitted shutters to many windows. There are ample sockets and media points to the property. The home is ready to move in with flooring, shutters and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen, study and WC/utility. There are 4 double bedroom, the master with en suite plus a family bathroom accessed from the first floor landing. There is a part boarded loft with ladder access and light.

The property benefits from well maintained gardens to the front and rear with planting, patio and beds, a summer house plus hot and cold external taps. There is a double driveway which leads to the double garage with power and light plus personnel door.

Tenure - Freehold
Estate Management Fee - £200 pa.
Council Tax - Band E

The property comprises.

GROUND FLOOR

Entrance Hall

With floor tiling. Access to store.

Lounge 15'6" x 12'9" (4.73m x 3.89m)

Having a gas fire with marble surround plus laminate flooring and fitted shutters.

Dining Kitchen 26'6"(max) x 10'6"(max) (8.10m(max) x 3.21m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus stainless steel splash back. With oven, hob, hood, fridge freezer and dishwasher plus 1.5 sink and mixer tap. With recessed spot lights, floor tiling and French doors leading to the rear garden.

Study 8'8" x 6'9" (2.65m x 2.07m)

With laminate flooring and fitted shutters.

WC/Utility 6'10" x 5'3" (2.09m x 1.61m)

Having modern units with laminate worktops plus white sanitary ware and floor tiling.

FIRST FLOOR

Landing

With fitted carpets. Access to airing cupboard.

Bedroom 1 12'9"(max) x 12'5"(max) (3.89m(max) x 3.79m(max))

With laminate flooring and fitted shutters.

En Suite 6'6" x 5'8" (1.99m x 1.74m)

Having contemporary white sanitary ware with double shower, vanity basin, recessed spot lights, wall boards and floor tiling.

Bedroom 2 13'10" x 10'1" (4.22m x 3.09m)

With fitted wardrobes, laminate flooring plus fitted shutters.

Bedroom 3 11'3"(max) x 10'1"(max) (3.44m(max) x 3.08m(max))

With laminate flooring and fitted shutters.

Bedroom 4 12'7" x 9'0" (3.86m x 2.76m)

With laminate flooring and fitted shutters.

Bathroom 6'9" x 5'6" (2.08m x 1.69m)

Having contemporary white sanitary ware, vanity basin, wall boards and recessed spot lights.

EXTERNAL

The property benefits from well maintained gardens to the front and rear with planting, patio and beds, a summer house plus hot and cold external taps. There is a double driveway which leads to the double garage with power and light plus personnel door.

