



7 Fernbray Road, Hindley, WN2 4JN
Guide price £210,000

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 Hindley. Benefiting from spacious living accommodation set over 2 floors, private landscaped rear garden and enviable corner plot position.

The living accommodation briefly comprises of; lounge, open plan kitchen/diner and hallway. To the first floor 3 double bedrooms, a further single bedroom and modern bathroom.

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 - C

GROUND FLOOR

Lounge 13'1" x 14'11" (3.99m x 4.56m)

Tile flooring with log burner and curtains

Diner kitchen 10'1" x 22'0" (3.09m x 6.71m)

Tile flooring with sliding patio doors leading to the rear garden and spotlighting. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood and fridge-freezer

FIRST FLOOR

Bedroom 13'1" x 10'4" (3.99m x 3.15m)

Carpet flooring with window to the front elevation and curtains

Bedroom 8'5" x 13'2" (2.57m x 4.02m)

Carpet flooring with window to the rear elevation and blind

Bedroom 9'8" x 8'11" (2.95m x 2.73m)

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

Bedroom 8'5" x 7'6" (2.58m x 2.31m)

Carpet flooring with window to the rear elevation and blind

Bathroom

High quality wood effect laminate flooring with 3 piece bathroom suite in white, shower over bath with glass screen and radiator

EXTERNAL

Lovely landscaped rear garden with laid to lawn and Indian stone patio area, enclosed by panel fencing and boundary wall. Large driveway to the front, capable of accommodating 3 vehicles with well presented front lawn area.