



# Northern Etchells Homes



Online Independent Estate Agents

**316 Brooklands Road, Brooklands, M23 9HB.**



**£474,950**

- An Amazingly Spacious/Extended Six Bedroom Semi
  - Lounge/Sitting Room
- Intercommunicating Dining Room/Kitchen & Utility Room
  - Family Bathroom/Additional Second Floor Bathroom
    - Gas Central Heating/UPVC Double Glazed
    - Extensive Off Road Parking/Detached Garage
- Extremely Large/Neatly Tended Rear Garden Which Has The Benefit Of Sun Almost Throughout The Whole Of The Day  
Estimated To Be Approx 150 Feet In Length
- Located In Highly Sought After Location Of Trafford Ideal For Catchment Areas For Schools & Colleges

**Telephone: 0161 428 9494**

**Website: [www.northernetchellshomes.com](http://www.northernetchellshomes.com)**

**Email: [info@northernetchellshomes.com](mailto:info@northernetchellshomes.com)**

**Directions:** From the A560/Stockport Road/Brooklands roundabout, take the exit that leads onto to Brooklands Road. The property will be found a short distance along on the left hand side and will be identified by our Northern Etechells Homes for sale sign.

**The Accommodation Comprises Of The Following: Canopied Entrance Porch:**

**Ground Floor: Reception Hall:**

A large welcoming reception hallway approached via a UPVC part glazed entrance door. Two central heating radiators. Staircase giving access to the upper floors

**Cloak Room:** UPVC double glazed window to the side elevation.  
This room has the potential create a down stair cloakroom/WC.

**Lounge 16'6 x 14'2 Maximum measurements**

The focal point of this room is the wood burner effect fire with exposed brick back, timber surround and tiled hearth. Beamed ceiling. Pottery display shelving. UPVC panelled/double glazed French doors with fixed side and upper sections give access to the rear garden.

**Sitting Room 15'11 x 14'2** Measured into the bay recess and alcove recesses.

The focal point of this room is the gas coal effect fire with marble back, hearth and timber surround. UPVC double glazed front aspect window. Central heating radiator.

**Intercommunicating Dining Kitchen apportioned measurements as follows:**

**Dining Room 11'2 x 11'2**

Two UPVC double glazed side aspect windows. Central heating radiator. Ceiling coving.

**Utility Room**

UPVC decorative/double glazed window to the side elevation. The utility meters are sited here. Light, power and water supplied. Plumbed to accommodate a washing machine.

**Kitchen Area 17'7 x 11'2**

Extensively fitted out with blue fronted base, eye level and display units. The base units are topped with rolled edged work tops. A stainless steel one and quarter bowl sink unit with mixer taps is set beneath a UPVC double glazed window which provides a pleasant aspect over the rear garden. Space to accommodate a range style cooker with a canopy style extractor hood over. Space to accommodate an American style fridge freezer. Tiled walls and floor. The Worcester combination boiler is concealed within a unit, note this boiler has been chosen with the size of the property it needs to serve in mind. UPVC part glazed exit door gives access to the side elevation.

**First Floor Accommodation:** Two central heating radiators. Note the UPVC leaded light/stained/double glazed almost full length window which provides excellent natural illumination to the landing areas of the first and second floors. A spacious landing area with a staircase to the second floor, doors lead off to the four bedrooms, bathroom and separate WC.

**Master Bedroom 15'11 x 14'3**

UPVC double glazed window which provides a pleasant aspect over the expansive/neatly tended rear garden. Extensively fitted wardrobes with a central recess which accommodates a fireplace feature (not in use). Central heating radiator.

**Bedroom Two 16'10 x 14'3**

UPVC double glazed front aspect window. Central heating radiator. Fireplace feature (not in use).

**Bedroom Three 11'10 x 11'2**

UPVC double glazed window which provides a pleasant aspect over the expansive/neatly tended rear garden. Central heating radiator.

**Bedroom Four 11'2 x 9'**

UPVC double glazed front aspect window. Central heating radiator.

**Family Bathroom 8' x 6'6**

Four piece suite comprising: corner bath panelled bath with telephone head style hand shower attachment and taps, shower cubicle to which is plumbed a direct feed shower, low level WC and wash hand basin. Central heating radiator. Electric shaver point. Laminate flooring. UPVC decorative/double glazed window.

**Separate WC**

Low level WC. UPVC decorative/double glazed window. Laminate flooring.

**Second Floor: Landing Area: Doors to:****Bedroom Five 15'10 x 9'7**

A UPVC double glazed window offers a bird's eye view over Brooklands Road. Central heating radiator.

**Bedroom Six 14'4 x 10'5**

UPVC double glazed window which provides a bird's eye view over the expansive/neatly tended rear garden.

**Bathroom 13'2 x 6'11**

Comprising: Freestanding rolled topped/sleeper bath with claw feet incorporating a telephone head style hand shower attachment and taps, low level WC and wash hand basin. Eaves storage space. Central heating radiator.

**Outside:** Occupying an expansive plot.

Frontage: Extensive off road parking provided by a block paved driveway which leads down by the side of the property to the detached garden located at the rear of the property. The front has an area planted out with trees, bushes and shrubs to provide a good degree of privacy.

**Rear/Estimated to be approx 150 feet in length.**

The rear is in two sections which are both laid to lawn and benefit from the sun almost throughout the whole of the day. The gardens are planted out with mature trees, shrubs and bushes. Paved patio area. External water tap to the side elevation. Feature fish pond.

**Detached Garage: 17'5 x 10'8 Internal measurements**

Accessed via double opening doors. Two windows provide natural illumination. Light and power is supplied.

**Tenure:** Freehold subject to a nominal chief rent of £8.50 per annum.

**Council Tax:** Payable to Trafford MBC/Band F. **Viewing:** An appointment for an escorted viewing can be made through our on 0161 428 9494

Mortgage Information - We offer a fully independent free mortgage and financial advice service. Please ring us to discuss your requirements.

**Disclaimer:** These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Further more solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**