



PARK LANE, SALFORD, M7



- Double Fronted Detached
- Five Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Potential for Annex
- Deceptively Spacious
- Good Sized Plot
- Sought After Location



Offers Over £775,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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In our opinion this elegant five bed, double fronted detached house is the quintessential family home. The spacious accommodation is well presented and has a lovely homely feel, whilst also offering very comfortable and flexible living areas with the potential for annex style living to the rear if desired. The ground floor briefly comprises, hall, lounge with inglenook fireplace, sitting room, fitted breakfast kitchen, side hall, utility room leading to the ground floor shower room and bedroom five. Four bedrooms and four piece family bathroom can be found to the first floor. Externally the property enjoys off road parking and garden area to the front with side access to an appropriately sized rear garden having private patio and lawned area. Located within a highly regarded area of similarly high value housing and excellent amenities, this lovely home is certain to attract a good deal of interest and early viewing is therefore advised and can be arranged through our Cardwells Estate Agents Bury Office telephone 0161 761 1215 or email bury@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall Composite door to the front elevation leading into the hall. Window overlooking the stairs. Radiator. Door off to lounge and sitting room..

Lounge 20' 2" x 12' 0" (6.15m x 3.67m) Double glazed window to the front elevation, double glazed French doors to the rear. Inglenook fireplace with open fire in cast iron and wood surround. Wooden parquet flooring. Beams to the ceiling. Plate rack. Three radiators.

Sitting Room 20' 4" x 11' 7" (6.19m x 3.54m) Double glazed window to the front, side and rear elevations. Stairs lead off to the first floor landing. Chimney breast with log burner. Three radiators. Door leading through to the breakfast kitchen.

Breakfast Kitchen 18' 8" x 10' 11" (5.69m x 3.34m) Double glazed sliding doors to the side elevation. Range of base units with contrasting wooden surfaces and matching wall mounted cabinets. Matching island with twin Belfast style sink and mixer tap. Range master cooker. With extractor hood over. Tiled floor. Radiator. Door through to the side hall and door leading through to the utility room.

Side Hall Door to the front elevation. Tiled floor.Store cupboard. Radiator.

Utility room 11' 7" x 7' 10" (3.54m x 2.39m) Double glazed window to the side elevation. Range of base units and work surfaces to match the kitchen. Inset sink and drainer. Built-in storage cupboards. Plumbed for washing machine. Space for fridge freezer. Door leading through to the inner hall.

Inner Hall Door leading through to bedroom five and ensuite.

Bedroom 5 10' 11" x 8' 8" (3.34m x 2.64m) Double glazed windows to the rear and side elevations. Built in wardrobes. Radiator.

En-suite Three-piece suite comprising walk-in shower cubicle, pedestal wash handbasin and WC. Part tiled elevations. Tiled floor.

First Floor Landing Stairs lead off the sitting room up to the first floor landing. Double glazed window to the rear elevation with window seat. Radiator.

Bedroom 1 12' 1" x 11' 0" (3.69m x 3.35m) Double glazed window to the front and side elevations. Radiator.

Bedroom 2 13' 6" x 12' 0" (4.12m x 3.67m) Double glazed window to the front elevation. Over stairs store. Tiled fireplace. Wooden floor. Radiator.

Bedroom 3 11' 0" x 10' 11" (3.36m x 3.34m) Double glazed window to the side elevation. Built in storage. Radiator.

Bedroom 4 8' 11" x 8' 8" (2.72m x 2.65m) Double glazed window to the rear elevation. Radiator.

Family Bathroom Double glazed window to the side elevation. Four piece suite comprising clawfoot freestanding bath, walk-in shower cubicle with drench head shower, WC and pedestal wash handbasin. Part tiled elevations.

Price o/o £775,000

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Arranging a Mortgage Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing: bury@cardwells.co.uk or visiting: www.cardwells.co.uk

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