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38 Waverley Road, Middleton



- Very Spacious Bespoke FOUR Bed Detached
  - Imposing Hallway / W.C / Home Office / Lounge / Games Room
- Exceptional Family Dining Kitchen With Open Plan Lounge / Utility / Down-Stair Shower
  - Master Bed With Dressing Room / En-Suite And Large External Balcony
  - Three Further Bedrooms, Two Dressing Rooms And Three-Piece Shower Room
- Extensive Rear Lawned Gardens / Large Driveway With Parking For Several Vehicles

£625,000

Bespoke FOUR BED DETACHED. Set within large gardens this very spacious four bed, three bathroom family home is well presented with high quality fixtures and fittings throughout. Briefly comprising of entrance porch, imposing hallway with glazed hardwood staircase and domed ceiling, cloakroom, down-stair W.C, home office, lounge, separate games room and a fantastic dining kitchen and open plan family room. There is also a utility room accessed from the kitchen and a down-stair shower room. The first floor affords a galleried landing with glass balustrade and domed ceiling, master bedroom with domed ceiling and bespoke lighting and two patio doors leading onto a large balcony overlooking the rear garden. The master bed also has an en-suite bathroom and dressing room. There are three remaining bedrooms, two dressing rooms and a separate three-piece shower room. The property also benefits from a brand new boiler (June 2025) with a 10 year warranty. Externally there are extensive gardens and double gates leading to the very generous driveway with parking for several vehicles. Convenient for access to Middleton town centre, M60 motorway network, transport links to Bury, Rochdale and Manchester City Centre.

## **GROUND FLOOR**

### **PORCH**

5.31m x 1.71 (17'5" x 5'7")

Large entrance porch with tiled flooring and spotlights.

### **HALL**

Imposing hallway with glazed hardwood staircase and domed ceiling, solid oak flooring and spotlights.

### **W.C**

Down-stair W.C with vanity wash-basin with fitted cupboard below, fully tiled walls and flooring.

### **STUDY**

4.60m x 3.70m (15'1" x 12'1")

Front aspect with wall mounted electric fire, solid oak flooring, spotlights, wall mounted T.V point and radiator.

### **LOUNGE**

4.87m x 3.84m (15'11" x 12'7")

Front aspect with wall mounted T.V point, carpet flooring and radiator.



### **GAMES ROOM**

3.91m x 3.76m (12'9" x 12'4")

Side aspect with feature fire surround, solid oak flooring, spotlights and radiator.

### **DINING KITCHEN AND FAMILY ROOM**

13.80m x 5.40m (45'3" x 17'8")

Fabulous family dining kitchen with open plan lounge to the rear aspect with a range of wall and base units incorporating inset sink, a central island with fixed breakfast bar with hob and stainless steel extractor above,, built in double electric oven, built in microwave oven, wall mounted T.V point, tiled flooring and spotlights. Open plan to lounge area with media wall and wall mounted T.V, tiled flooring, spotlights and double doors to the rear garden.



### **UTILITY ROOM**

2.60m x 2.50m (8'6" x 8'2")

Wal and base units, space and plumbing for washing machine and dryer.

### **SHOWER ROOM**

Down-stair shower room with shower cubicle, sink and low-level W.C.

## **FIRST FLOOR**



## MASTER BEDROOM

7.57m x 4.71m (24'10" x 15'5")

Rear aspect with domed ceiling, carpet flooring, spotlights and two sets of double doors leading to an external balcony overlooking the rear garden. Access to dressing room and en-suite bathroom.



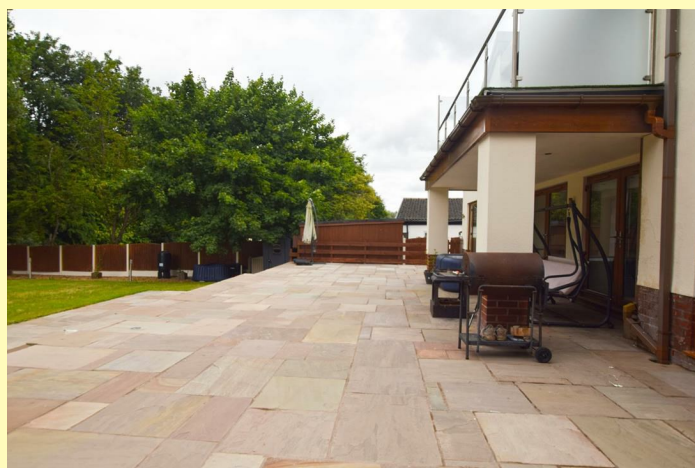
## DRESSING ROOM

3.2m x 1.9m (10'5" x 6'2")

Large dressing room with two velux windows, two velux windows, fitted wardrobes, carpet flooring and radiator.

## EN-SUITE

Large en-suite comprising of bath, vanity wash-basin with fitted cupboards below, low-level W.C, part tiled walls, tiled flooring and heated towel rail.



## BEDROOM 2

8.7m x 5.0m (28'6" x 16'4")

Side aspect with carpet flooring and radiator.

## BEDROOM 3

5.0m x 4.0m (16'4" x 13'1")

Side aspect with velux window, carpet flooring and radiator.

## DRESSING ROOM

3.7m x 2.9m (12'1" x 9'6")

Dressing room with carpet flooring and velux window.

## BEDROOM 4

3.0m x 2.9m (9'10" x 9'6")

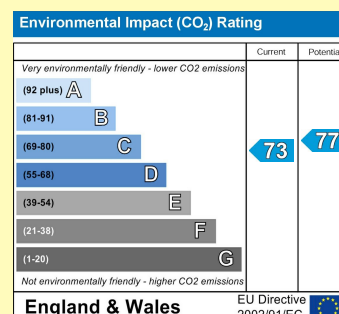
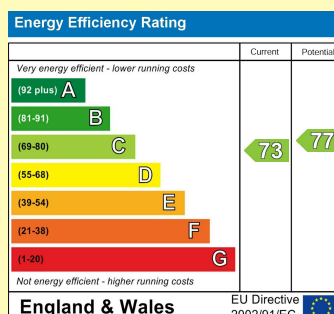
Front aspect with velux window, carpet flooring and radiator.

## SHOWER ROOM

Three-piece shower room comprising of walk in shower cubicle, vanity wash-basin, low-level W.C, tiled flooring, tiled walls and spotlights.

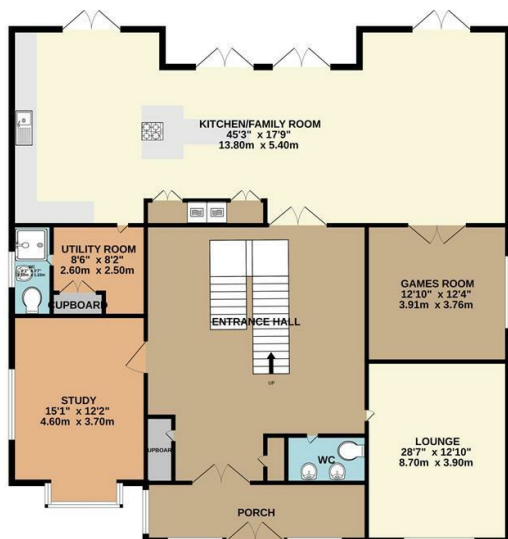
## OUTSIDE

Externally there are extensive gardens and double gates leading to the very generous driveway with parking for several vehicles.

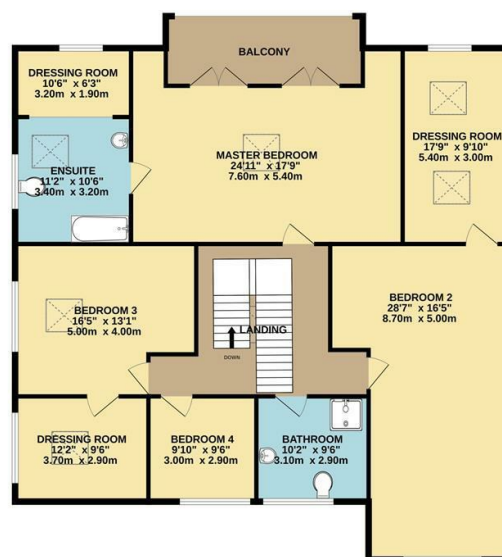


PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

GROUND FLOOR  
1969 sq.ft. (182.9 sq.m.) approx.



1ST FLOOR  
1964 sq.ft. (182.5 sq.m.) approx.



38 WAVERLEY ROAD

TOTAL FLOOR AREA : 3933 sq.ft. (365.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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