



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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285 Brooklands Road  
Manchester, M23 9HF



£1,350,000

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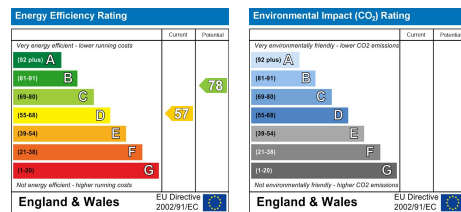


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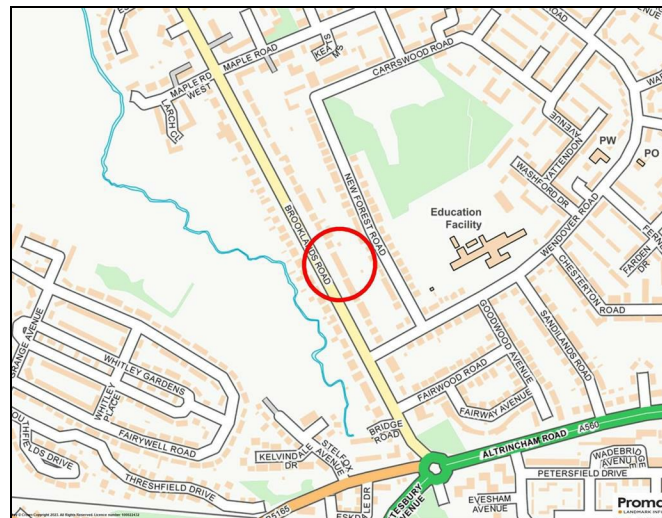
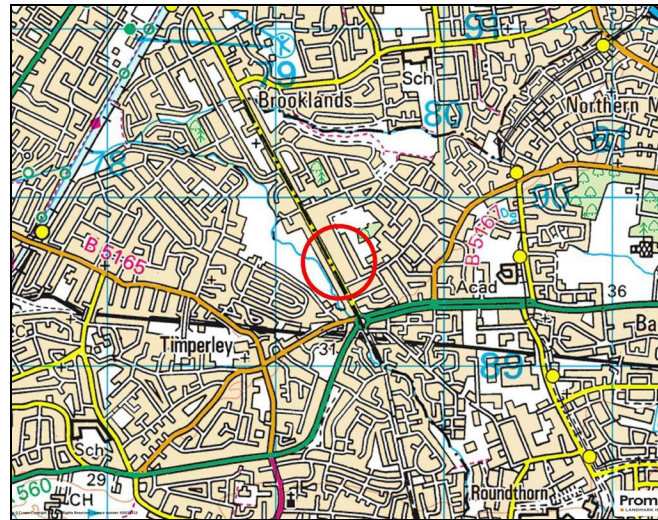


## energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



From our Watersons Sale Office, head east on School Rd/B5166 towards Hayfield St. Turn right onto Sibson Rd/B5166 then left onto Washway Rd/A56. Turn left onto Marsland Rd/A6144. Turn right onto Brooklands Rd and the property will be on the left.



# overview

A STUNNING, COMPREHENSIVELY EXTENDED AND REMODELLED, SIX BEDROOMED FAMILY DETACHED WHICH OFFERS AROUND 4500 SQFT OF ACCOMMODATION OVER THREE FLOORS. HIGH SPEC FITTINGS THROUGHOUT. WONDERFUL LARGE MATURE APPROX 0.163 ACRE GARDEN PLOT.

Reception Hall. GF Shower Room. Four Reception Rooms + Large Open plan Dining Kitchen. Utility. Six Bedrooms. Four Bath/Shower, Three En Suite. Huge gated driveway. Established private gardens. Large Outbuilding/Garden room/Gym.

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# in detail

A stunning, comprehensively extended and remodelled, Six Bedroomed Detached which offers around 4500 sqft of Family Accommodation.

The property enjoys a magnificent approximately 0.163 acre mature Garden Plot, being well set back from the road and having a wonderful, Private rear Garden.

The property has been completely transformed into an incredible home and it certainly feels like a brand new property with no expense spared.

There is an abundance of space, beginning in the reception hallway which has a tall vaulted ceiling with feature one way glass above the oversized front door. There are effectively four large reception rooms plus a huge family kitchen along with the six bedrooms over the upper two floors, three of which are En Suite.

In addition to the Accommodation, there is ample Parking on a large Driveway with electric gates. There are private rear gardens and at the back of the garden is a superb large 40' detached outbuilding/gym/storage/potential self contained annexe.

An internal viewing will reveal:

**Ground Floor Reception Hallway.** A Stunning Large Entrance into the property. Having a triple height vaulted ceiling with enormous feature window above with one way glass. Extensive halogen lighting. Doors provide access to the Study, Sitting Room, Lounge, Open Plan Dining Kitchen and Ground Floor Shower Room.

**Ground Floor Shower Room.** Fitted with contemporary white suite with chrome fittings comprising of a large shower enclosure with thermostatic shower over. WC. Wall hung vanity sink unit. Wall mounted heated polished chrome towel rail radiator. Tiled floor. Tiled walls. Opaque uPVC double glazed window to the side elevation.

**Study.** A lovely Reception Room providing a perfect home office or kids playroom. Having a uPVC double glazed window to the front elevation.

**Sitting Room.** Having a uPVC double glazed window to the front elevation.

**Lounge.** An impressive large reception room having a set of bi-folding doors open out onto the Rear Garden. Additional uPVC double glazed window to the side. Feature lighting to the ceiling.

**Kitchen.** Amazing large Family Kitchen. The Kitchen itself is fitted with an extensive range of gloss finish base style of units with polished chrome handles and granite worktops over with inset wide stainless steel sink unit with mixer tap and twin drainer. Range cooker which may be available subject to further negotiation. Integrated dishwasher. Three pane oak bi- folding doors open to the Family Room. Door to the Utility.

**Family Room.** Another large reception room having a vaulted ceiling with twin velux windows. Wide uPVC double glazed windows to the rear elevation overlooking the gardens and a set of bi-folding doors which open to the Gardens.

**Utility Room.** Fitted with an extensive range units matching those in the Kitchen with worktops over and inset stainless steel sink unit with mixer tap. Space and plumbing for a washing machine and dryer. Opaque uPVC double glazed window to the side elevation. Cupboard housing the gas central heating boiler and high pressurised hot water tank.

**First Floor Landing.** A magnificent Large Landing having a contemporary oak and glass balustrade galleried over the Hallway. Oak and glass staircase rises to the second floor with useful storage cupboard. Contemporary oak doors provide access to Five Bedrooms and the Bathroom.

**Bedroom One.** An impressive Large Double Bedroom having a uPVC double glazed window to the front elevation. Extensive contemporary gloss finish wardrobes. Door through to the En Suite Shower Room.

**En Suite Shower Room One.** Fitted with contemporary white suite with chrome fittings comprising of an enclosed shower cubicle with thermostatic shower over. Twin drawer wall hung vanity sink unit. WC. Wall mounted heated polished chrome towel rail radiator. Tiled floor. Tiled walls. Opaque uPVC double glazed window to the side elevation.

**Bedroom Two.** Another good double bedroom having a uPVC double glazed window to the front elevation. Door through to En Suite Shower Room Two.

**Ensuite Shower Room Two.** Fitted with contemporary white suite with chrome fittings comprising of an enclosed shower cubicle with thermostatic shower over. Wall hung vanity sink unit. WC. Wall mounted matte finish towel rail radiator. Tiled floor. Tiled walls. Opaque uPVC double glazed window to the side elevation.

**Bedroom Three.** Having a uPVC double glazed window to the rear elevation overlooking the Gardens.

**Bedroom Four.** Having a uPVC double glazed window to the rear overlooking the Gardens.

**Bedroom Five.** Having a uPVC double glazed window to the rear elevation overlooking the Gardens.

**Family Bathroom.** A stunning Large Bathroom fitted with a contemporary white suite comprising of deep jacuzzi bath with wall mounted mixer taps and shower mixer attachment. Separate large double shower enclosure with thermostatic shower. Wide wall hung vanity sink unit. WC. Bidet. Wall mounted heated towel rail radiator. Tiled floor. Tiled walls. Opaque uPVC double glazed window to the rear elevation.

**Second Floor Landing.** Having a door through to the Converted Loft Bedroom.

**Converted Loft Bedroom.** An excellent sized room having skylight velux windows to the front and rear elevation. Two doors open to a useful storage space and further door opens to the En Suite Shower Room.

**En Suite Shower Room Three.** Fitted with a contemporary suite comprising of an enclosed shower cubicle with thermostatic shower. Wall hung vanity sink unit. WC. Tiled floor. Wall mounted heated polished chrome towel rail radiator. Skylight window to the rear elevation.

An incredible property!

