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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£875,000

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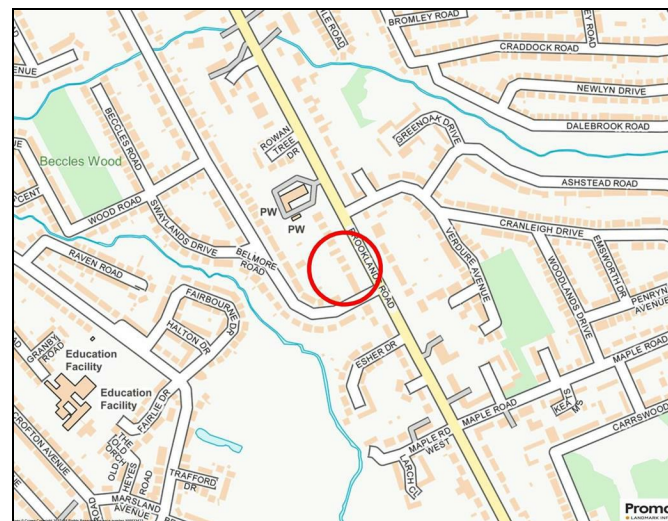
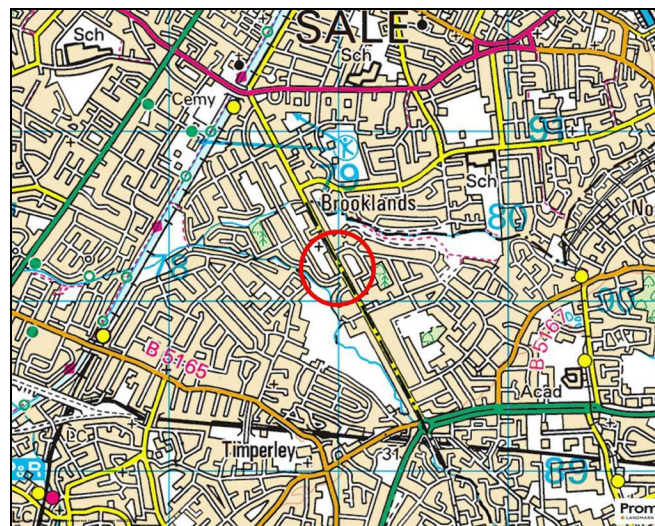
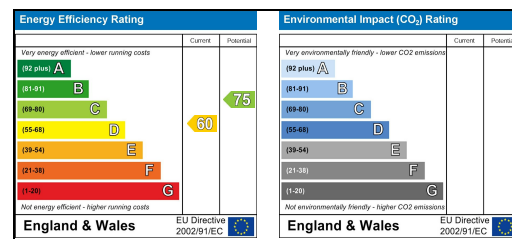


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

****NO CHAIN** A WONDERFUL LARGE FOUR DOUBLE BEDROOMED DETACHED WHICH ENJOYS A STUNNING 0.285 ACRE PLOT WITH REAR GARDEN EXTENDING TO AROUND 160FT. FABULOUS FAMILY ACCOMMODATION.**

Porch. Hallway. Lounge. Dining Room. Breakfast Kitchen. Utility. GF Shower Room. Four Double Bedrooms. Bathroom. Extensive Parking. Det Garage. **THE MOST AMAZING GARDENS!**

CONTACT SALE 0161 973 6688



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail

A wonderful, large, Four Double Bedroomed Detached which offers superb Family Accommodation extending to around 2000 sqft.

The property enjoys a stunning approximately 0.290 acre mature Garden Plot, with the rear Garden extending to around an amazing 160ft in length

The location is ideal, within this ever popular neighbourhood, close to several of the sought after schools including Sale Grammar and Brooklands Primary, as well as being within an easy reach of the Metrolink at Brooklands.

Externally, the front of the property is well set back from the road, approached via a sweeping Driveway providing ample Parking. The Driveway continues down the side of the property via gates to the Detached Garage and the magnificent, huge, rear Garden.

An internal viewing will reveal:

Entrance Porch, having a glazed front door with windows to the front and side. Step-up to a large, solid wooden inner door through to the Entrance Hallway.

Entrance Hall. A lovely spacious Entrance into the property, having a spindled staircase rising to the First Floor with useful under stairs storage cupboard. Two opaque windows to the side elevation. Picture rail surround. Panelled doors then provide access to the Lounge, Dining Room and Breakfast Kitchen with a further door opening to a useful cloaks cupboard.

Dining Room. A wonderful, large Reception Room, having a wide-angled, bay window to the front elevation. Lovely inglenook feature with inset corner windows and attractive, period fireplace feature. Picture rail surround. Wood panelling to the ceiling.

Lounge. Another superb, large Reception Room, having a wide-angled, bay window to the rear elevation with sliding Patio doors opening out onto the stunning rear Garden. Again, the room has a lovely inglenook feature with inset corner windows and attractive fireplace feature. Coved ceiling. Picture rail surround.

Breakfast Kitchen. A good-sized Kitchen with plenty of space for a table. The Kitchen itself is fitted with a range of modern base and eye-level units with worktops over and inset one and a half bowl stainless steel sink unit with mixer tap. Built-in, stainless steel electric oven with four ring gas hob. Integrated dishwasher. Window to the side and front elevation. Door opens to a large, walk-in Pantry. A further door opens to a useful storage cupboard. There is then an opening into a continuation of the Kitchen which the current vendor utilises for freestanding appliances – this area has a window to the side elevation and a sliding door to the rear Hallway.

Rear Hallway, having an opaque glazed door providing access to outside. Door through to the Ground Floor Shower Room and an opening into the Utility Room.

Utility Room, having a set of uPVC double glazed, French doors opening out onto the rear Garden. Wall-mounted, 'Ideal', gas central heating boiler. Space and plumbing suitable for a washing machine. Tiled floor.

Ground Floor Shower Room, fitted with a contemporary white suite with chrome fittings, comprising of: enclosed shower cubicle with thermostatic shower, WC, wall-hung wash hand basin. Tiled walls. Tiled floor. Wall-mounted, heated, polished chrome towel rail radiator. Opaque windows to the rear and side elevations. Inset spotlights.

First Floor Landing, having doors providing access to the Four Double Bedrooms, Bathroom, large, walk-in linen cupboard and double doors open to a useful storage cupboard.

Bedroom One. A fabulous, large Double Bedroom, having a wide-angled bay window to the rear elevation providing beautiful views over the stunning, large rear Garden. Inglenook feature to one wall with inset corner windows and fitted vanity unit with sink. Picture rail surround. Built-in wardrobes.

Bedroom Two. Another large Double Bedroom, having a wide-angled bay window to the front elevation. Inglenook feature to one wall with inset corner windows and fitted dressing table. Built-in wardrobes. Picture rail surround.

Bedroom Three, having a window to the rear elevation providing beautiful views over the stunning, large rear Garden. Built-in wardrobe. Fitted vanity unit with inset sink. Picture rail surround.

Bedroom Four. Still a good-sized Double Bedroom, having windows to the front and side elevations. Door opens to useful wardrobe cupboard. Picture rail surround.

The Bathroom is fitted with a white suite with chrome fittings, comprising of: corner, panelled Jacuzzi bath with shower mixer attachment, wall-hung wash hand basin, WC. Tiled floor. Tiled walls. Two, opaque windows to the side elevation. Inset spotlights to the ceiling. Wall-mounted, heated, towel rail radiator.

Outside to the front, the property is well set back from the road and has a mature Garden frontage with sweeping Driveway providing ample off street Parking; this then continues down the side via double wrought iron gates under a Carport Area which then leads to the Detached Garage.

The Gardens are incredible, not only are they of an excellent size but well established with lots of mature shrubs and trees.

An amazing Family Home with one of the largest Gardens available in the current market!

- FREEHOLD
- COUNCIL TAX BAND - G

Approx Gross Floor Area = 1982 Sq. Feet
= 183.73 Sq. Metres

