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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£695,000

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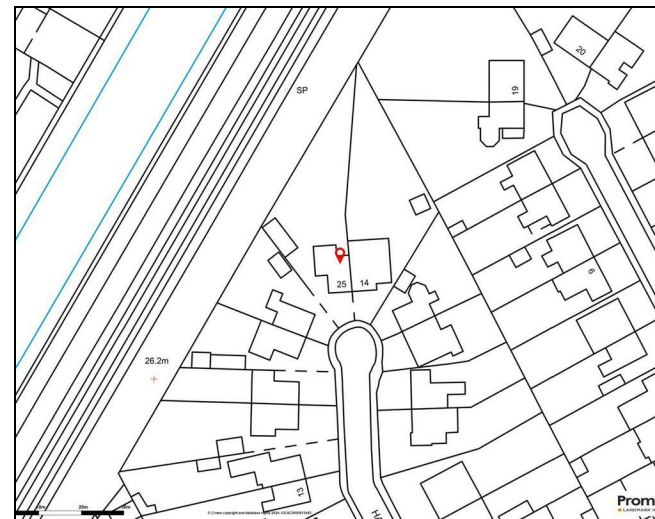
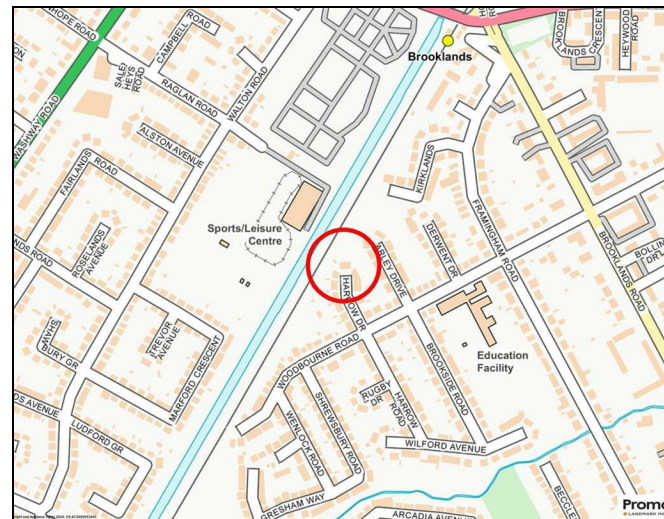
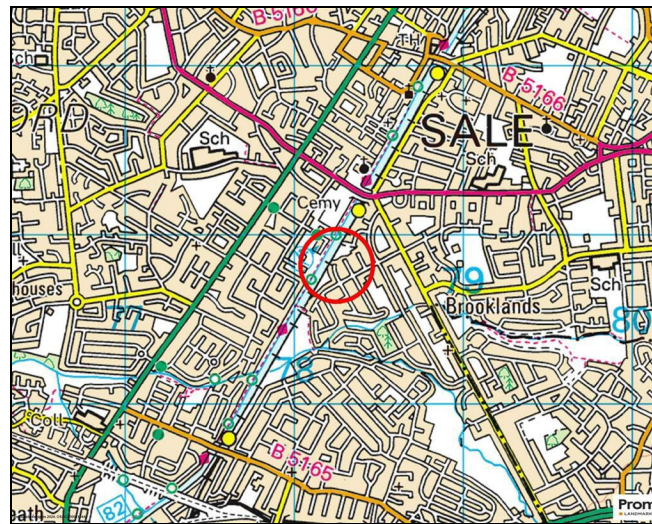
INDEPENDENT ESTATE AGENTS



energy efficiency

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(02 plus) A	
(81-91) B		(01-01) B	
(69-80) C		(09-09) C	
(55-68) D		(05-08) D	
(39-54) E		(03-04) E	
(21-38) F		(01-02) F	
(01-20) G		(11-00) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Overview

AN IMPRESSIVE, COMPREHENSIVELY EXTENDED AND UPGRADED, FOUR BEDROOMED SEMI DETACHED IDEALLY LOCATED ON A POPULAR CUL DE SAC PERFECT FOR BROOKLANDS PRIMARY. AMAZING LARGE PRIVATE 0.135 ACRE GARDEN PLOT.

Hall. Sitting Room. Lounge. Large Dining Room open to the Kitchen. Four Bedrooms. Shower Room. I. Ample Parking. Stunning large garden plot. Large Detached Garage/Den. ALWAYS A POPULAR PLACE TO LIVE!

CONTACT SALE 0161 973 6688



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings 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

An impressive, comprehensively extended and upgraded, Four Bedroomed Semi-Detached which offers excellent family accommodation.

The property is located at the end of a desirable cul de sac, just off Woodbourne Road which is within walking distance of local schools including Brooklands Primary School, Sale Grammar and Ashton on Mersey secondary school. In addition the shops and Metrolink at Brooklands are just at the end of Framingham Road.

A real feature of the property is the large approx 0.135 acre established rear garden which extends to over 100ft in length!

In addition to the accommodation there is ample parking and a large extended Detached Garage.

An internal viewing will reveal:

Entrance Porch. Having a uPVC double glazed front door with uPVC double glazed windows to the front and side. Glazed panel front door through to the Entrance Hall.

Entrance Hall. Having a spindle staircase rising to the First Floor. Original leaded stained window to the front. Doors then provide access to the Lounge, Sitting Room and Dining Room.

Lounge. A well proportioned reception room having a uPVC double glazed door with adjacent uPVC double glazed windows facing out to the Rear Garden. Attractive fireplace feature to the chimney breast.

Sitting Room. Another good size reception room having a wide angled uPVC double glazed bay window to the front elevation. Hollowed out chimney breast feature.

Dining Room. Forming part of the extension, having a set of uPVC double glazed French doors opening out onto the Patio Area. uPVC double glazed window to the front. Opening into the Kitchen.

Kitchen. Fitted with a range of handleless gloss finish base style of units with inset stainless steel unit with "spray" mixer tap. Range cooker with extractor hood over. Integrated fridge freezer. Space and plumbing suitable for a washing machine and dishwasher. uPVC double glazed window to the rear elevation providing fabulous views over the large Rear Garden.

First Floor Landing. Having an opaque uPVC double glazed window to the side elevation. Spindle balustrade to return staircase opening. Doors then provide access to the Four Bedrooms and Shower Room.

Bedroom One. An excellent sized double bedroom having a uPVC double glazed angled bay window to the front elevation.

Bedroom Two. Another good double room having a uPVC double glazed window to the rear elevation providing fabulous views over the large Rear Garden.

Bedroom Three. Having a uPVC double glazed window to the front and rear elevation.

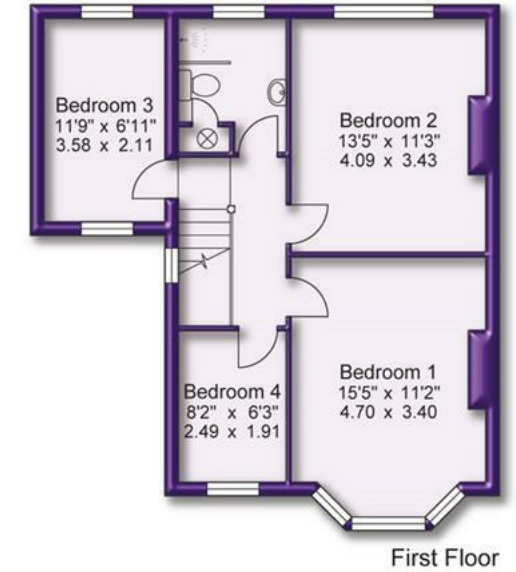
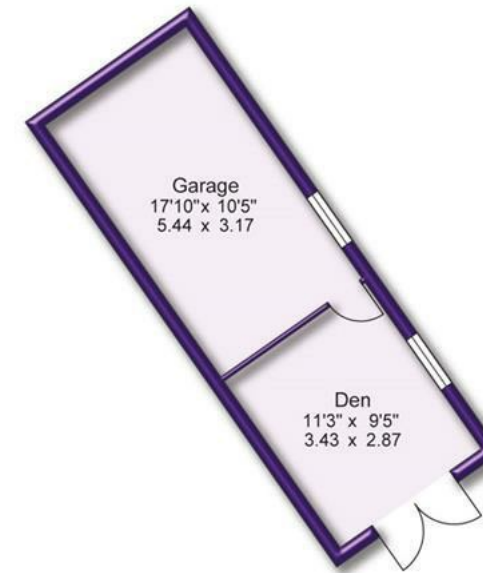
Bedroom Four. Having a uPVC double glazed window to the rear elevation.

Shower Room. Refitted with a contemporary suite comprising of walk in wet room style shower enclosure with thermostatic shower. WC. Wall hung vanity sink unit. Wall mounted heated polished chrome towel rail radiator. Built in airing cupboard housing the 'Valiant' gas central heating boiler. Part tiled walls. Tiled floor. Opaque uPVC double glazed window to the rear elevation

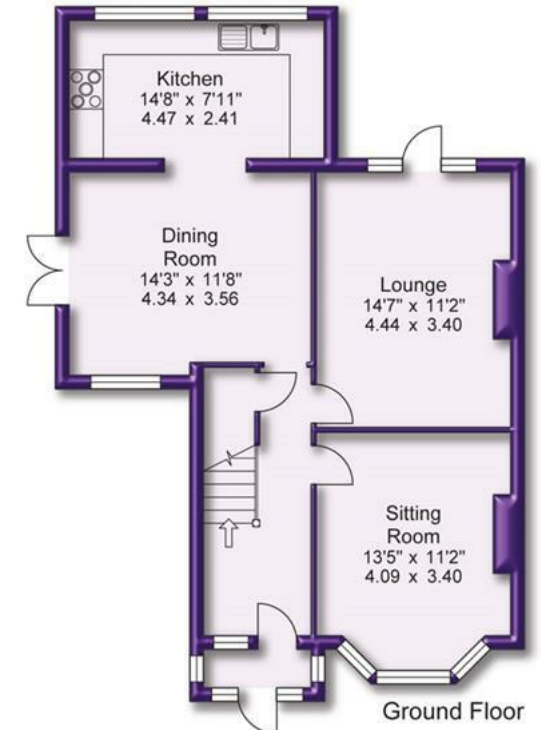
Outside to the front the property has a paved driveway. There is then a gate opening to the rear.

To the rear the property enjoys a fabulous large garden plot, mostly laid to lawn with established borders, several patio areas, one overlooking the main garden with Pergola. There is a large Detached Garage plus extended section to the front which is perfect as a gym or den.

A wonderful family home with an amazing plot!



Approx Gross Floor Area = 1602 Sq. Feet
(inc. Garage) = 148.8 Sq. Metres
Approx Gross Floor Area = 1304 Sq. Feet
(exc. Garage) = 121.1 Sq. Metres



Ground Floor