



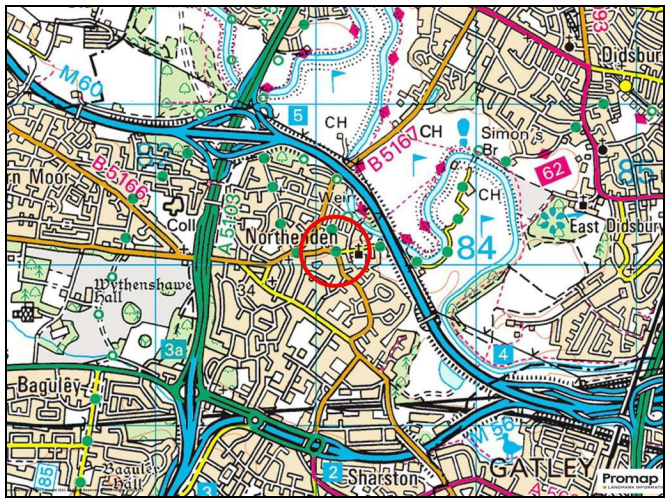
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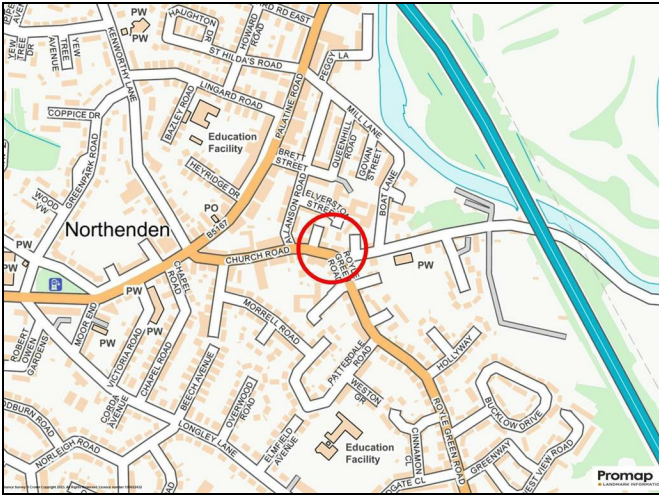


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale office, head east on School Rd/B5166 towards Hayfield St. Drive to Church Rd/B5166 in Northenden, Wythenshawe. Turn left onto Sibson Rd/B5166. Turn right onto School Rd/B5166. Turn right to stay on B5166. Turn right at the 1st cross street onto Baguley Rd/A6144 and continue straight onto Northenden Rd/B5166. Continue onto Wythenshawe Rd/B5167. Turn right onto Church Rd/B5166. Destination will be on the left



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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.

www.watersons.net



INDEPENDENT ESTATE AGENTS

The Church Inn, 75 Church Road Manchester, M22 4WD



A STUNNING TOWNHOUSE POSITIONED WITHIN THIS BEAUTIFUL 'CHURCH INN' PERIOD CONVERSION. POPULAR ROAD PERFECT FOR THE VILLAGE CENTRE, AND WALKS DOWN THE RIVER MERSEY. HIGH SPEC FITTINGS. OVER 1300 SQFT OVER THREE FLOORS. DRIVEWAY PARKING. ENCLOSED GARDEN

GF. Hall. WC. Lounge/Dining room and Kitchen. Three Dbl Bedrooms + Study/Dressing Area/Bed 4. Two Bath/Shower, one En suite. Driveway parking. Enclosed Garden. COUNCIL TAX BAND - D

CONTACT SALE 0161 973 6688

£415,000

www.watersons.net

in detail



A stunning Townhouse forming part of this beautiful 'Church Inn' conversion of only four properties, and offering over 1300 sqft of accommodation over three floors.

The location is ideal being a short distance to Northenden Village Centre, several of the local schools including St Hildas and walks down the River Mersey towards Didsbury.

The Church Inn is positioned on the corner of the Village Green and the Ford Lane Conservation Area.

Internally, the property follows a wonderful Contemporary design theme including high specification kitchen and bathroom fittings, large vertical windows and an incredible full vaulted ceiling which rises through both the upper floors.

The property displays the perfect blend of old meets new with its Period original facade, gorgeous modern interior and striking Contemporary black timber clad rear elevation



In addition to the Accommodation, there is Driveway Parking and a lovely enclosed split level garden.

An internal inspection will reveal:

Entrance Hall. Having a solid timber front door opening to the downstairs living accommodation.

Lounge/Dining Room. A fabulous large reception room having a set of double glazed French doors opening out onto the Rear Garden and directly onto the raised Decked Patio Area. Additional double glazed window to the side. Incredible full height vaulted ceiling. Inset spotlights. Door provides access to a useful under stairs storage cupboard. Door to the Ground Floor WC.

Ground Floor WC. Recently fitted with a space saver vanity sink unit. Enclosed system WC. Wall mounted polished chrome towel rail radiator.



Kitchen. Recently upgraded with an extensive range of contemporary base style units with worktops over with inset one and a half stainless steel sink with mixer tap. Built in NEFF electric oven with four ring NEFF induction hob and extractor over. Integrated AEG larder fridge and separate AEG larder freezer unit. Integrated dishwasher. Integrated washing machine. Two opaque large vertical windows to the front elevation. Additional large window to the side.

First Floor Landing. Galleried over the Living and Dining Room having a large shaped double glazed window to the side elevation. Doors then open to Two of the Double Bedrooms and Family Bathroom.

Bedroom Two. A well proportioned double bedroom having a double glazed window to the rear elevation.



Bedroom Three. Having three double glazed windows, two the front and one to the side.

Family Bathroom. Fitted with contemporary white suite and chrome fittings comprising of tiled panelled bath with thermostatic shower over and fitted glass shower screen. Enclosed system WC. Wall hung vanity sink unit. Wall mounted polished chrome towel rail radiator. Tiled floor. Inset spotlights to the ceiling. Double glazed window to the side elevation.

Second Floor Landing. Having a galleried landing with electronic operated skylight velux window, opening into the large Dressing Room/Study which is a useful additional multifunctional space and with some adaptations could become a Fourth Bedroom. Doors then provide access to Bedroom One and useful storage cupboard.

Bedroom One. An excellent sized double bedroom having three double glazed shaped windows with attractive plantation shutters. Ceiling mounted electronic operated skylight window. Door through to the En Suite Shower Room.

En Suite Shower Room. Fitted with contemporary suite comprising of large walk in shower cubicle with thermostatic shower. Twin drawer vanity sink unit. Enclosed system WC. Tiled floor. Wall mounted polished chrome towel rail radiator.

To the side the property has allocated off street parking.

To the rear there is a lovely enclosed garden, perfect for modern living, having decked and paved areas surrounded by Contemporary slatted fencing.

Modern living at its best!



Approx Gross Floor Area = 1387 Sq. Feet
= 128.57 Sq. Metres

