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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£525,000

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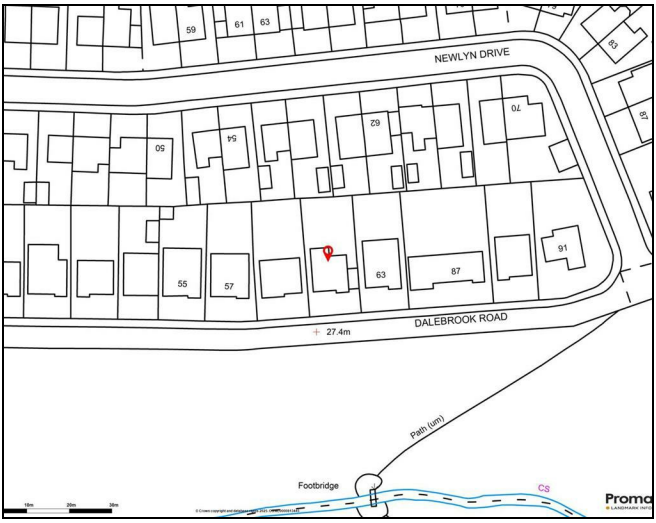
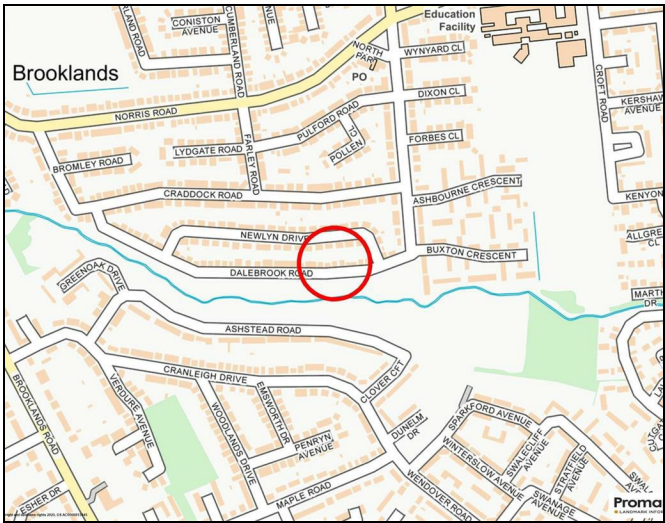
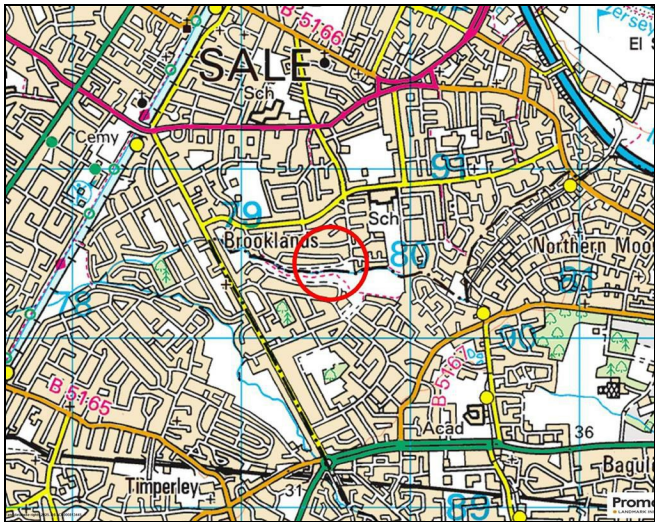
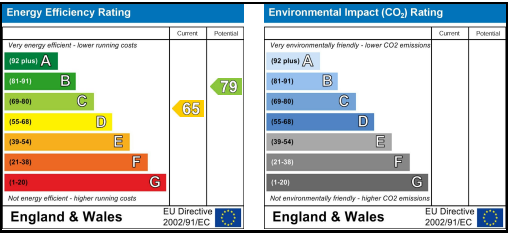
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energy efficiency

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



overview

****NO CHAIN**** A SUPERBLY PROPORTIONED THREE BEDROOMED DETACHED FAMILY HOME WHICH ENJOYS LOVELY ESTABLISHED FRONT AND REAR GARDENS. WONDERFUL OPEN VIEWS TO THE FRONT OVERLOOKING A LARGE GREEN. AMPLE DRIVEWAY PARKING. ZONED FOR BROOKLANDS PRIMARY

Porch. Hall. Through Lounge and Dining Room. Family Room. Breakfast Kitchen. WC. Three Bedrooms. Shower room. Ample Parking. Established Gardens.

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

A Superbly proportioned, double bay fronted, Detached family home located in this popular neighbourhood enjoying open views over Baguley Brook Park opposite. The position is ideal within an easy reach of several of the excellent schools including Brooklands Primary, local shops, Brooklands Metrolink station and Sale Town centre.

The immaculately presented property is arranged over Two Floors with the accommodation extending to some 1204 sq ft providing an Entrance Hall, WC, Living and Dining Room, Family Room and Breakfast Kitchen to the Ground Floor and there are Three good sized Bedrooms served by a Shower Room to the First Floor.

Externally, there is a Driveway providing ample off road parking and good sized Gardens to the front and rear.

Comprising:

Enclosed Porch. Entrance Hall with staircase rising to the First Floor. Doors provide access to the Ground Floor living accommodation. Access to useful understairs storage.

Living and Dining Room with bay window to the front elevation. To the Living Area there is a gas living flame, coal effect fireplace. Dining Area with ample space for a dining table and chairs.

Sliding door leads to a Garden Room with windows and door enjoy views over and provide access to the Gardens to the rear.

Breakfast Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is a stainless steel, one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a stainless steel oven, four ring gas hob and extractor fan over, fridge and freezer. Space and plumbing for a washing machine. A door provides access to the side of the property.

Ground Floor WC fitted with a contemporary white suite and chrome fittings providing a wash hand basin with built in storage below and WC. Opaque window to the side elevation.

Family Room with double glazed uPVC frame windows to the front and side elevations. Built in cupboard and display shelving.

To the First Floor Landing there is access to Three good sized Bedrooms served by a Shower Room. Opaque double glazed uPVC frame window to the side elevation.

Bedroom One with double glazed uPVC frame window to the rear elevation providing views over the Gardens. There is a range of built in bedroom furniture providing wardrobes, cupboards and dressing table.

Bedroom Two with double glazed uPVC frame window to the front elevation enjoying views over Baguley Brook Park.

Bedroom Three with double glazed uPVC frame window to the front elevation enjoying views over Baguley Brook Park. Built in wardrobes provide excellent hanging and storage space.

The Bedrooms are served by a Shower Room fitted with a contemporary white suite and chrome fittings providing a walk in, wet room style shower with thermostatic shower over and glazed screen, wash hand basin with built in storage below and WC. Opaque double glazed uPVC frame window to the side and rear elevations. Built in cupboard with wall mounted, gas central heating boiler. Loft access point.

Externally, there is a Driveway providing ample off road parking and a gravelled Garden frontage with stocked borders enclosed within timber fencing and wrought iron railing.

To the rear, there is a paved patio area adjacent to the back of the house and accessed via a door from the Garden Room. Beyond the Garden is of a good size, laid to lawn with well stocked borders with a variety of plants, shrubs and trees and enclosed within timber fencing.

This property is offered For Sale with No Chain and could be moved into with a minimum of fuss.

Approx Gross Floor Area = 1211 Sq. Feet
= 112.6 Sq. Metres

