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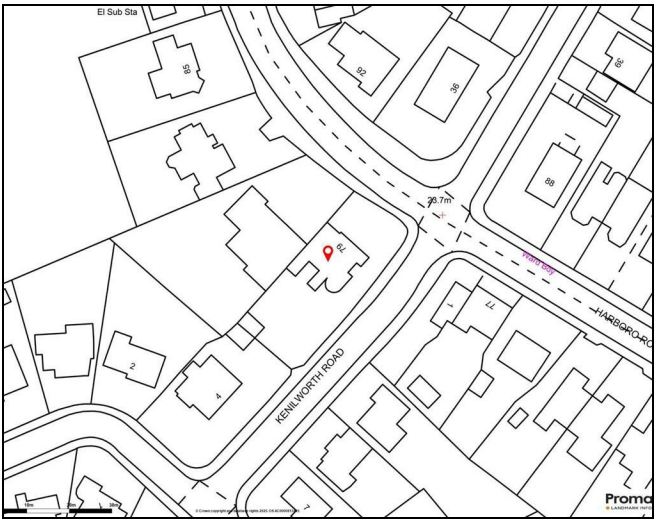
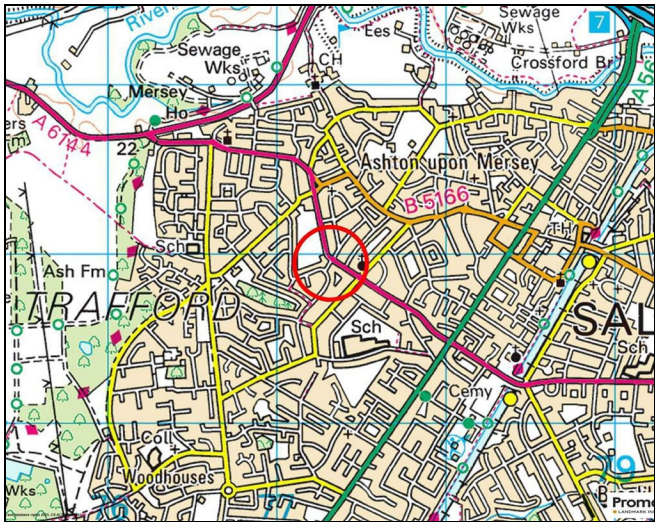
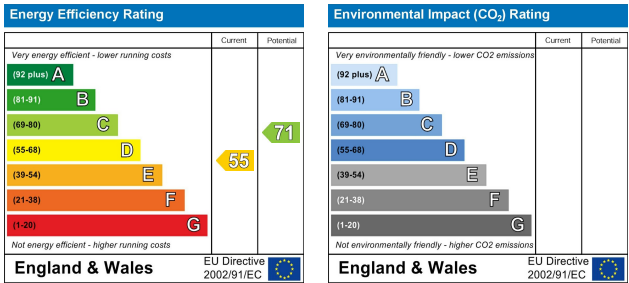
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energy efficiency

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



overview

AN IMPRESSIVE, COMPREHENSIVELY EXTENDED, FOUR BEDROOMED ART DECO STYLE DETACHED WHICH ENJOYS A FABULOUS LARGE GARDEN PLOT. FANTASTIC LOCATION PERFECT FOR SCHOOLS. OVER 2300SQFT. TWO SEPARATE DRIVEWAYS AND GARAGES.

Porch. Hallway. Study. WC. Three Reception Rooms. Breakfast Kitchen. Conservatory. Four Bedrooms. Bathroom + Shower Room. Two Garages. Ample parking. Beautiful established Gardens. VERY DESIRABLE LOCATION! NO CHAIN!

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

An Impressive, comprehensively extended, Art Deco style Four Bedroomed Detached which offers over 2300 sqft of accommodation.

The property sits within a gorgeous 0.143 acre large, established Garden plot perfect for a family!

This particular location is ideal, being within an easy reach of several of the in-demand schools including Ashton on Mersey Secondary and close to the Town Centre and Ashton on Mersey Village.

In addition to the accommodation, there are two separate driveways and two Garages, one at the front and one accessed from Kenilworth Road.

An internal viewing will reveal:

Entrance Porch, having uPVC double glazed double doors. A further leaded and stained, uPVC double glazed door opens through to the Entrance Hallway. Door provides access to useful understairs storage cupboard.

Entrance Hall. A fabulous Entrance into the property, having a staircase rising to the First Floor. Tall, vertical, opaque window to the side elevation. Doors provide access to the Lounge, Sitting Room, Study and Dining Room.

Sitting Room. A well-proportioned Reception Room, having a window to the front elevation, plus additional window to the side. Fireplace feature to one wall.

Study. A useful room, having a window to the front elevation. Door through to the Ground Floor WC.

Ground Floor WC, having a low-level WC and wash hand basin. Wall-mounted, Worcester gas central heating boiler. Opaque window to the side elevation.

Lounge. An impressive, large Reception Room, having a circular, full-width bay window to the rear elevation with sliding patio doors opening out onto the stunning, large rear Garden. Additional window to the side, plus further angled corner window. Fireplace feature to the chimney breast.

Dining Room, having a set of uPVC double glazed French doors opening into the Conservatory. Window to the rear elevation overlooking the Gardens. Additional window to the side and opening to the Breakfast Kitchen.

Breakfast Kitchen. A good-sized extended Kitchen, fitted with an extensive range of gloss-finish base and eye-level units with granite worktops over and inset, one and a half bowl, white ceramic sink unit with ‘Spray’ mixer tap. Twin, part-vaulted ceiling with two skylight Velux windows. Window to the rear elevation overlooking the Gardens and an opaque panelled door opens to outside. Integrated dishwasher. Integrated Bosch microwave oven. Range cooker with oversized extractor hood over. Ample space for additional freestanding appliances. Inset spotlights to the ceiling. Opaque panelled door opens to the front where there is a part-covered area which has an opaque, glazed door opening out to the front and a door through to the Garage.

Conservatory, having uPVC double glazed windows and French doors opening out to the Gardens. Tiled floor.

First Floor Landing, having an opaque window to the side elevation. Doors then provide access to the Four Double Bedrooms, Shower Room and Bathroom. Loft access point.

Bedroom One. A wonderful, large Double Bedroom, having a full-width bay window to the rear elevation providing fabulous views over the Gardens. Additional window to the side and a further feature, corner angled window.

Bedroom Two. Another good-sized Double Bedroom, having a window to the front elevation. Picture rail surround. Built-in wardrobes.

Bedroom Three, having a uPVC double glazed window providing views over the large rear Garden. Built-in

wardrobes. Picture rail surround.

Bedroom Four, having a square bay window to the front elevation.

The Bathroom is fitted with a suite comprising of panelled bath with shower mixer attachment, wash hand basin, WC and bidet. Opaque, uPVC double glazed window to the side elevation. Wall-mounted, heated, polished chrome towel rail radiator.

The Shower Room is adjacent to the Bathroom, having an enclosed shower cubicle with electric shower, vanity sink unit and WC. Opaque window to the side elevation. Tiled floor. Tiled walls.

Outside, there is a good-sized driveway to the front with separate gated pathway leading to the front door. The Gardens are a real feature of the property, being of an excellent size and beautifully landscaped. There are large areas of lawn surrounded by well-established borders and patio areas. At the back of the Garden is a second driveway accessed from Kenilworth Road, leading to the Second Garage.

A wonderful Family Home!

