



Underwood Way

Shaw

£385,000

- Detached Family Home
- Four Bedrooms, Master En-Suite
- Modern Fitted Kitchen
- Fabulous Lounge/Dining Area
- Gardens To Front & Rear
- Driveway & Garage
- Popular Location
- EPC Rating - C



Located in this lovely cul-de-sac position is this impressive, extended, detached, four bedroom family home. Internal accommodation briefly comprises of: entrance porch, hallway, lounge, open plan kitchen/diner/lounge, four bedrooms (master en-suite) and a four piece family bathroom. Externally a private rear garden and to the front a garage and driveway providing off road parking for up to three cars. The property is ideally located within walking distance to open countryside, well regarded local schools and public transport links. Shaw centre and all its associated amenities including the Metrolink station are close by.

#### ENTRANCE PORCH

6' 1" x 4' 3" (1.85m x 1.3m) With Composite entrance door, Polyflor vinyl floor covering, uPVC double glazed window.

#### HALLWAY

With fitted carpeting, radiator.

#### LOUNGE

17' 2" x 11' 8" (5.23m x 3.56m) With front aspect uPVC double glazed window, fitted carpeting, radiator, wall hung gas fire, TV point, BT point.

#### KITCHEN/DINER

13' 0" x 9' 9" (3.96m x 2.97m) Modern fitted kitchen with hi gloss cream and black wall and base units, Quartz worktops, breakfast island, Neff double oven, induction hob, extractor fan and glass splash backs, integrated Neff dishwasher and fridge/freezer, one and a quarter bowl sink unit with spray mixer taps, Polyflor vinyl floor covering, designer radiator, kickboard lights, spotlights, uPVC double glazed window with fitted blind.

#### INNER HALLWAY

With Polyflor vinyl floor covering, door leading into the garage.

#### WC

5' 9" x 3' 5" (1.75m x 1.04m) Fitted with a two piece suite comprising of: floating w.c., floating sink unit, chrome towel radiator, Polyflor vinyl floor covering, obscure uPVC double glazed window.

#### LOUNGE AREA

11' 3" x 9' 2" (3.43m x 2.79m) With Polyflor vinyl floor covering, TV point, spotlights, designer radiator.

#### DINING AREA

11' 6" x 11' 0" (3.51m x 3.35m) With rear aspect uPVC double glazed window with fitted blind, radiator, Polyflor vinyl floor covering, uPVC double glazed Bi-fold doors.

#### LANDING

With fitted carpeting.

#### BEDROOM ONE

13' 5" x 11' 9" (4.09m x 3.58m) With front aspect uPVC double glazed window with fitted blind, sliding wardrobes, fitted carpeting, radiator.

#### ENSUITE

Fitted with a three piece suite comprising of: shower cubicle, low level w.c, slim sink unit with mixer taps and storage cupboard below, fully tiled walls and floor, extractor fan, chrome towel radiator, spotlights.

#### BEDROOM TWO

11' 2" x 9' 4" (3.4m x 2.84m) With front aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator.

#### BEDROOM THREE

9' 4" x 7' 9" (2.84m x 2.36m) With rear aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator.

#### BEDROOM FOUR

11' 6" x 7' 5" (3.51m x 2.26m) With rear aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator.

#### BATHROOM

8' 6" x 7' 3" (2.59m x 2.21m) Fitted with a four piece suite in white comprising of: bath with tiled side, floating w.c, floating sink unit with mixer taps and storage cupboard below, double shower, fully tiled walls and floor, radiator, obscure uPVC double glazed window.

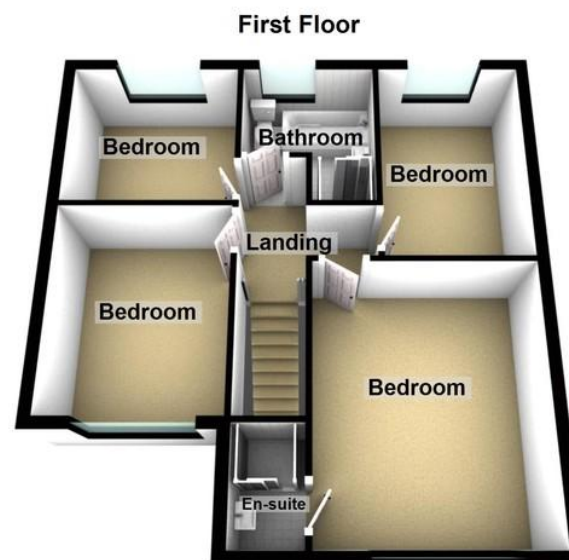
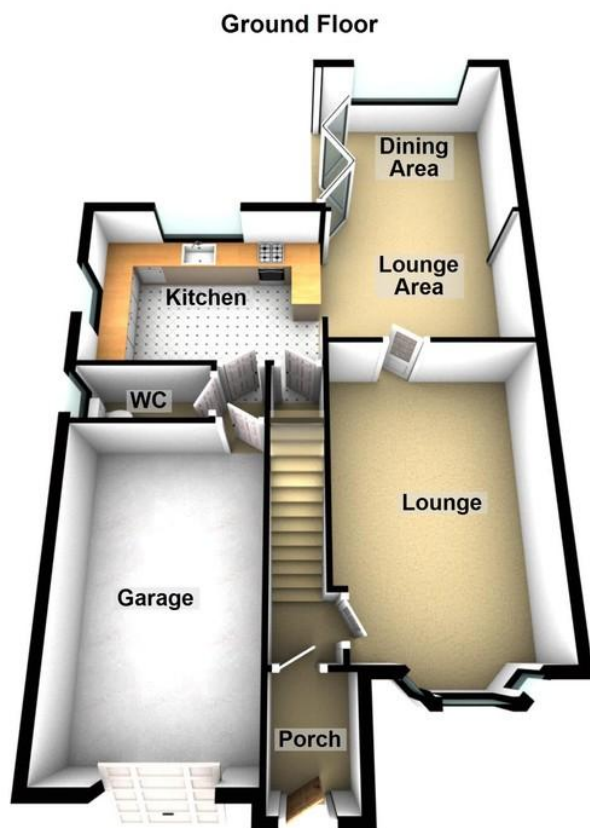
#### GARAGE

18' 9" x 9' 5" (5.72m x 2.87m) With electric door, plumbed for an automatic washing machine, Ideal combi boiler and loft access.

#### EXTERNALLY

To the front of the property there is a garden with lawn, gate providing side access and a imprinted concrete driveway leading to a garage providing off road parking for three/four cars. The enclosed, private rear garden has a block paved patio area, lawn area, further patio area, storage shed, water supply, boundary fencing and a gate leading to the front.





#### ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: E

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

#### AGENTS NOTE

Whilst every care has been taken to prepare these sales particulars they are for guidance purposes only. Potential buyers should fully investigate any issues that maybe personally important to them prior to completion. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Fixtures and Fittings stated as included in the property are based on achieving the asking price.

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