

PHILIP JAMES
WILSON
By Franca Carbone

1C FAIRFIELD VIEW, BOOTH ROAD
AUDENSHAW, M34 5QA



www.philipjames.co.uk





IC FAIRFIELD VIEW, BOOTH ROAD
AUDENSHAW, M34 5QA

- 4 bed Detached Property
- Immaculately Presented Throughout
- Open Plan Dining and Living Area
- Fantastic Transport Links
- Off Road Parking
- Double Glazed Throughout
- Gas Central Heating
- Viewing Highly Recommended

£345,000



****MASTER BEDROOM EN-SUITE**LARGE OPEN PLAN LIVING AREA****

Philip James Wilson are delighted to offer to market this superbly presented 4 bed detached property. Ideally situated just a short walk from local amenities and Fairfield train station, this immaculately presented property really is a perfect family home. The property is very well presented throughout with a variety of benefits including new fitted bathroom with underfloor heating an jacuzzi style bath, en suite to the master bedroom and second bedroom, excellent living space with open plan Kitchen/living area, doubled glazing throughout and gas central heating. The property briefly comprises; porch to entrance hall, well proportioned dining kitchen and Living room, Conservatory with bi-folding doors to the garden, office and downstairs WC. To the first floor there are 3 double bedrooms, one of which benefits from an en suite and dressing area and a newly fitted family bathroom. From the landing there is access via stairs to the bright master bedroom which also benefits from a beautiful en-suite. This lovely family home really needs to be viewed to be fully appreciated!

ENTRANCE HALL

UPVC double glazed window to side, two windows to front, double radiator, stairs first floor

KITCHEN AND LIVING ROOM

29'11" max x 11'5" max (9.12m max x 3.48m max)
Fitted with a base and eye level units with worktop space over with underlighting, 1+1/2 bowl stainless steel sink unit with mixer tap, built-in fridge/freezer, dishwasher and washing machine, vent for tumble dryer with fitted fan assisted oven, built-in five ring gas hob with extractor hood over, built-in microwave, uPVC double glazed bay window to front, two windows to rear, uPVC double glazed window to rear, two double radiators, two double doors. LIVING ROOM 9.12m (29'11") x 3.66m (12'): door to:

ORANGERY

Two uPVC double glazed windows to side, double glazed skylight, bi-folding doors to garden

OFFICE

8'3" x 8'0" (2.52m x 2.45m)

UPVC double glazed bay window to front.

WC

UPVC double glazed window to side, toilet and wash hand basin.

BEDROOM 1

19'7" x 18'3" plus 6" x 6" (5.97m x 5.55m plus 0.15m x 0.15m)

Two hardwood double glazed Velux skylights, two uPVC dormer windows to front, two double radiators, door to:

EN-SUITE SHOWER ROOM

Heated towel rail, Shower cubical with wash hand basin and toilet.

BEDROOM 2

13'1" x 12'8" (3.98m x 3.85m)

UPVC double glazed window to front, double radiator.

EN-SUITE BATHROOM

UPVC double glazed window to side, Heated towel rail, three piece bathroom suite comprising 'L' shaped bath with shower over, wash hand basin and toilet.

BEDROOM 3

10'2" x 9'7" (3.11m x 2.93m)

UPVC double glazed window to rear, built in wardrobe with sliding doors, double radiator.

BEDROOM 4

10'5" x 9'7" (3.17m x 2.93m)

UPVC double glazed window to rear, built in wardrobe with sliding doors, double radiator.

FAMILY BATHROOM



UPVC double glazed window to side, under floor heating, three piece bathroom suite comprising 'L' shaped 'jacuzzi' style whirlpool bath with shower over, wash hand basin and toilet.

LANDING

Stairs to master bedroom.

DRESSING AREA

8'5" x 6'4" (2.57m x 1.93m)

UPVC double glazed window to front, double radiator.

OUTSIDE

Parking for 2/3 cars to the front. Access to rear garden through side gate and access through conservatory via bi-folding doors. Decked area and lawned garden with shed.

ADDITIONAL INFORMATION

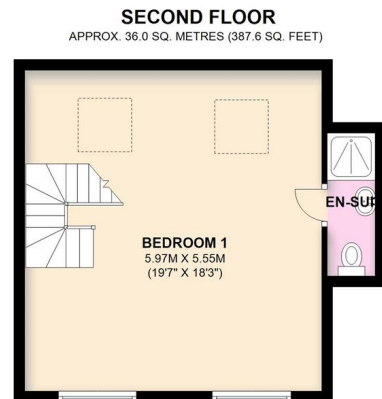
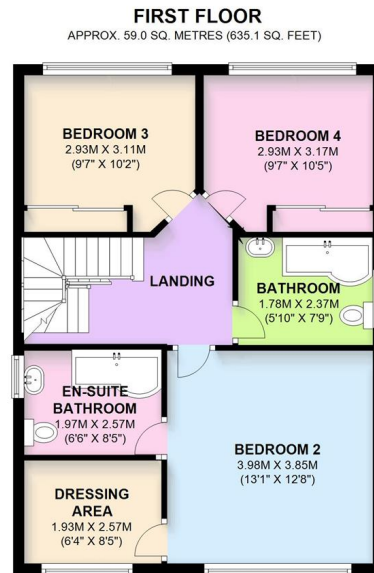
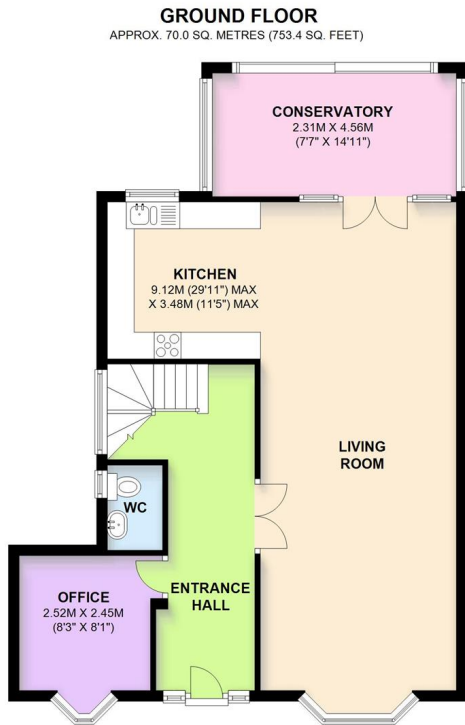
TENURE: Freehold

COUNCIL TAX BAND: D

Current Rate 2017/18: £1568.04

We believe these figures to be correct at point of instruction, however they could be subject to changes, we advise that any potential buyer should confirm these figures for themselves prior to exchanging contracts on this property.





TOTAL AREA: APPROX. 165.0 SQ. METRES (1776.1 SQ. FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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	
		84	90

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) 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	
		84	89



