



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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16 Rookfield Avenue

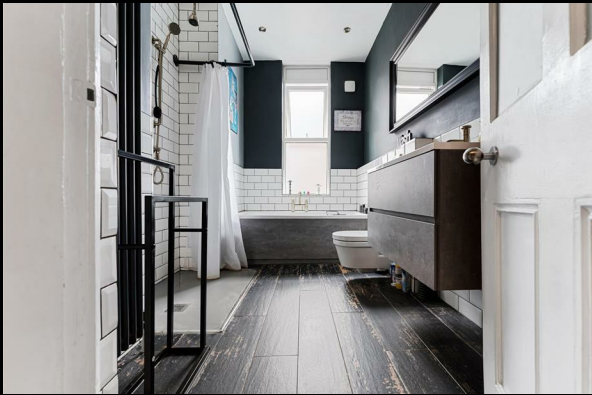
Sale, M33 2BW



£995,000

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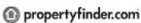


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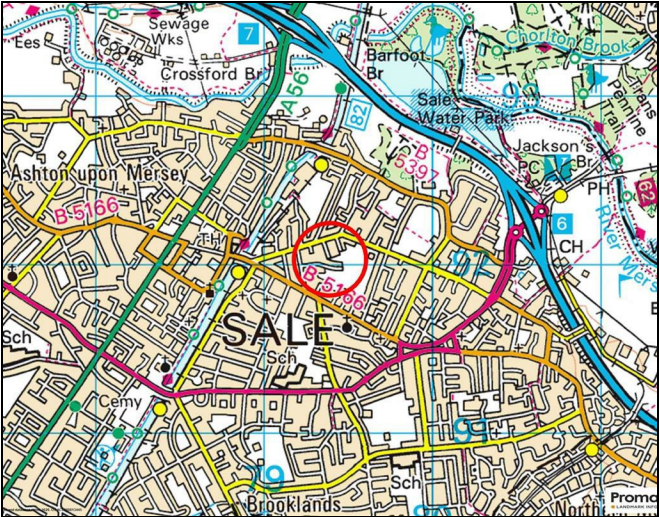
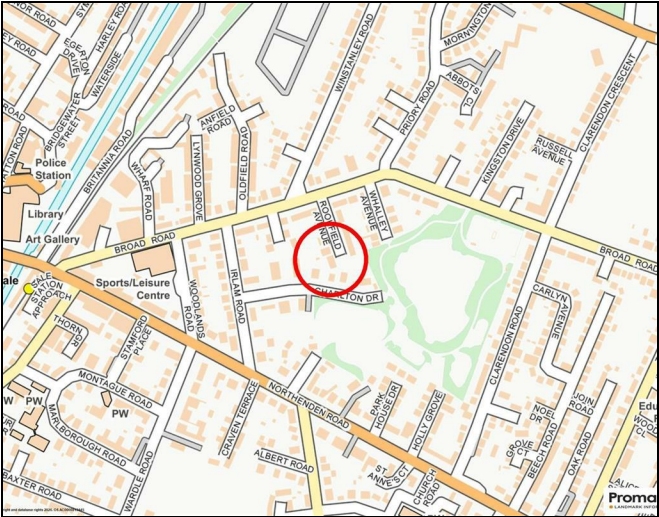
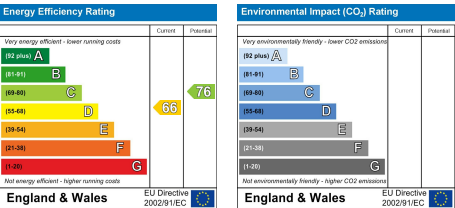


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energy efficiency

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



overview

AN IMPRESSIVE, FOUR/FIVE BEDROOMED, COMPREHENSIVELY UPGRADED AND EXTENDED, PERIOD SEMI DETACHED WHICH OFFERS OVER 2800 SQ FT OVER FOUR FLOORS. BEAUTIFUL ORIGINAL FEATURES. STUNNING CONTEMPORARY LIVING DINING KITCHEN WITH DOUBLE HEIGHT GLASS WALL. IDEAL CUL DE SAC PERFECT FOR TOWN CENTRE/SCHOOLS/WORTHINGTON PARK.

Large Hallway. Lounge, Sitting Room/Bed 5, stunning open plan architect designed Living Dining Kitchen. Utility. WC. Gym/Study. Four Dbl Bedrooms over the upper floors. Two Bath/Shower, one En Suite. Ample Driveway Parking. Landscaped private gardens.

CONTACT SALE 0161 973 6688



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures 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.

in detail

An impressive, comprehensively extended and upgraded, Four/Five Bedroomed Period Semi-Detached Family Home, which offers extensive accommodation over four floors extending to over 2800 sqft.

This popular cul de sac is perfectly positioned for a family, within an easy reach of several Schools, the Town Centre, Metrolink as well as the open space of Worthington Park which is literally around the corner.

The property has been transformed most significantly with a stunning, ground and lower ground floor architect designed extension which creates an amazing open plan living dining kitchen as well as having a huge glass wall with bi folding doors to the garden.

In addition to the accommodation there is ample driveway parking and a private landscaped rear garden.

An internal viewing will reveal:

Recessed Porch with step to an opaque glazed front door with window above.

Hallway. Having doors opening to the Lounge and Sitting Room, further door opens the Balcony Study which overlooks the open plan living dining kitchen. Staircase rises to the first floor and a further staircase leads down to the kitchen. Coved ceiling. Picture rail surround.

Sitting Room. A well proportioned reception room having an angles bay window to the front. Coved ceiling. Picture rail surround. Hollowed out chimney breast with cast iron woodburning stove.

Lounge. Another good sized room having an angled bay window to the rear overlooking the gardens. Fireplace feature to the chimney breast. Coved ceiling. Picture rail surround.

Forming part of the extension is a second front door entrance leading to a further hallway.

Second hallway having steps down to the open plan living dining kitchen. Doors open to a 'boot room' and WC. Staircase rises to the main part of the house.

Open Plan Living Dining Kitchen, a magnificent large space perfect for modern family living and will make a gear entertaining area. The dining area has an impressive vaulted ceiling with full height glass including bi folding doors opening to the gardens. There is then an angled bay window to the rear within the living area. Several glass roof lanterns.

The kitchen is fitted with an extensive range of base and eye level units with Quartz worktops over including a matching island unit. Inset sink unit with mixer tap. Range cooker (maybe available subject to negotiation) with ceiling mounted extractor. Integrated dishwasher and microwave. Inset spotlights. Doors then open to the Utility and Study/Gym.

Study/Gym. Another useful room having an angled bay window to the front. Inset spotlights. Built in storage. Door opens to cupboard housing the boiler and high pressurized hot water tank.

First Floor Landing. Spindle balustrade to return staircase open. Further spindle staircase rises to the Second Floor. Doors then provide access to three of the bedrooms and Family Bathroom. Coved ceiling.

Bedroom Two. An excellent sized double room having two uPVC double glazed windows to the front elevation. Built in wardrobes to one wall. Picture rail surround.

Bedroom Three. Having two uPVC double glazed windows to the rear elevation. Picture rail surround.

Bedroom Four. Still a good double room having uPVC double glazed window to the side elevation.

Family Bathroom. Fitted with a suite comprising of deep bath with central mixer taps. Separate walk in wet room style shower. Wall hung twin drawer vanity sink unit. Enclosed cistern WC. Opaque uPVC double glazed window to the side elevation. Inset spotlights to the ceiling. Part tiled walls.

Second Floor Landing. Having a spindle balustrade to return the staircase opening. Light tunnel. Door through to Bedroom One.

Bedroom One. A magnificent large double bedroom having a uPVC double glazed window to the front elevation. Additional oversized skylight velux window to the front and two further skylight velux windows to the rear. Vaulted ceiling. Built in wardrobes. Door through to the En Suite Shower Room.

En Suite Shower Room. Fitted with a suite comprising of enclosed double length shower cubicle with thermostatic shower. Wall hung wash hand basin. WC. Tiled floor. Part tiled walls. Opaque uPVC double glazed window to the side elevation. Vaulted ceiling with inset spotlights.

Externally, there is ample Driveway parking to the front.

To the rear the property enjoys a private walled garden, shaped artificial lawn, two split level patio areas, shaped borders and brick built bbq/pizza oven.

An amazing family home!

- Freehold Property
- Council Tax Band - E

