



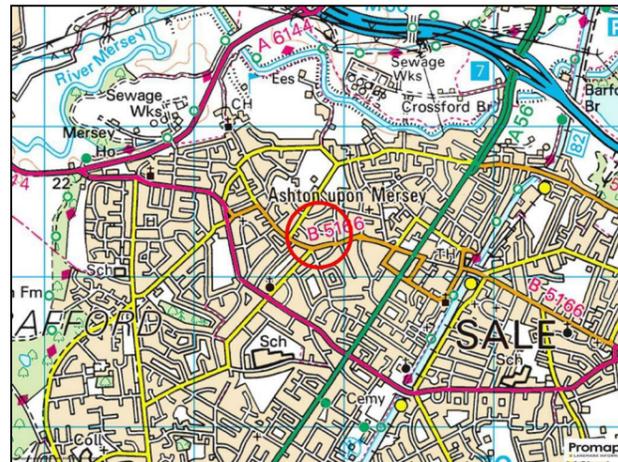
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INDEPENDENT ESTATE AGENTS

# location



# energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	70	78	EU Directive 2002/91/EC

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.



INDEPENDENT ESTATE AGENTS

# 23 Wentworth Drive Sale, M33 6PW



**A FABULOUS, COMPREHENSIVELY EXTENDED AND UPGRADED, FOUR BEDROOMED SEMI DETACHED. AMAZING LARGE OPEN PLAN LIVING DINING KITCHEN WITH BI FOLDING DOORS. HIGH SPEC FITTINGS. SUPERB PRIVATE GARDEN PLOT. IDEAL LOCATION FOR SCHOOLS.**

**Hall. Sitting Room. Large Open Plan Living Dining Kitchen. Utility Room + WC. Four Bedrooms. Two Bath/Shower, one En suite. Driveway Parking. Detached Garage. Lovely Gardens.**

CONTACT SALE 0161 973 6688

**£675,000**



A fabulous, comprehensively extended and upgraded, Four Bedroomed Semi Detached which offers excellent sized family accommodation.

The location is ideal, being on a very popular road close to several of the popular Schools and within a short distance of the Town Centre.

In addition to the Accommodation, there is ample Driveway Parking, Detached Garage and a lovely landscaped, rear Garden.

An internal viewing will reveal:

Entrance Porch, having an opaque, uPVC double glazed front door. Step-up to a contemporary, opaque, glazed composite front door with virtually full-height, oversized chrome handle.

Entrance Hallway, having a staircase rising to the First Floor with useful understairs storage. Opaque, uPVC double glazed window to the side. Glazed panelled door through to the Open Plan Living Dining Kitchen and a further door through to the Sitting Room.

Sitting Room, having a uPVC double glazed, angled bay window to the front elevation. Raised, inset fireplace feature. Coved ceiling.

A magnificent, large, extended Open Plan Living Dining Kitchen, perfect for modern family living. The room has a part-vaulted ceiling with skylight Velux window. There is then a set of four paned bi-folding doors opening out onto the rear Garden. Additional uPVC double glazed window to the rear overlooking the Gardens. The Kitchen itself is fitted with an extensive range of gloss-finish, handleless base and eye-level units with worktops over and inset sink unit with mixer tap. Matching island unit which doubles-up as a Breakfast Bar. Ample space for a Range cooker (maybe available subject to further negotiation) with oversized extractor hood over. Integrated dishwasher. Ample space for an American-style fridge freezer. Inset spotlights to the ceiling. door through to the Utility Room.

Utility Room, having fitted units matching those in the Kitchen with worktop over and inset, stainless steel sink unit with 'Spray' mixer tap. Space and plumbing suitable for a washing machine and dryer. Cupboard housing the Baxi gas central heating boiler. uPVC double glazed window to the front elevation and a fully glazed door opens to outside. Door through to the Ground Floor WC.

Ground Floor WC fitted with a low-level WC. Opaque, uPVC double glazed window to the front elevation.

First Floor Landing, having a spindled balustrade to the return of the staircase opening. uPVC double glazed window to the front elevation. Doors then open to the Four Bedrooms and Family Bathroom.

Bedroom One. A good sized double room having a uPVC double glazed window to the

rear elevation overlooking the Gardens. Door through to the En Suite Shower Room.

The En Suite Shower Room is fitted with a contemporary white suite with chrome fittings, comprising of large, walk-in shower cubicle with thermostatic shower, vanity sink unit and WC. Opaque, uPVC double glazed window to the front elevation. Part-tiled walls.

Bedroom Two., A well-proportioned Double Bedroom, having a uPVC double glazed, angled bay window to the front elevation. Contemporary built-in wardrobes to one wall with matching dressing table area.

Bedroom Three Another good-sized Double Bedroom, having a uPVC double glazed window to the rear elevation overlooking the Gardens. Built-in contemporary wardrobes.

Bedroom Four. Having a uPVC double glazed window to the front.

The Family Bathroom is fitted with a suite, comprising of freestanding clawfoot bath with central chrome mixer taps, separate double-width shower cubicle with thermostatic shower, vanity sink unit and WC. Tiled walls. Opaque, uPVC double glazed window to the rear elevation. Inset spotlights to the ceiling.

Outside the property enjoys a good sized corner plot, having ample driveway parking to the front, there is then a gate at the side leading to the rear garden and recently re built Detached Garage.

The gardens are really private and a good size, having a full width composite decked patio leading onto the main are of lawn with borders surrounding.

A fantastic family home!

