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# 16 Romford Road

## Sale, Greater Manchester, M33 5GS





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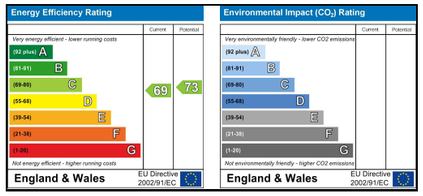
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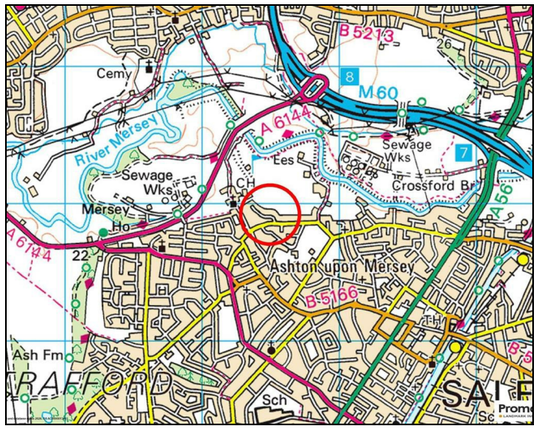
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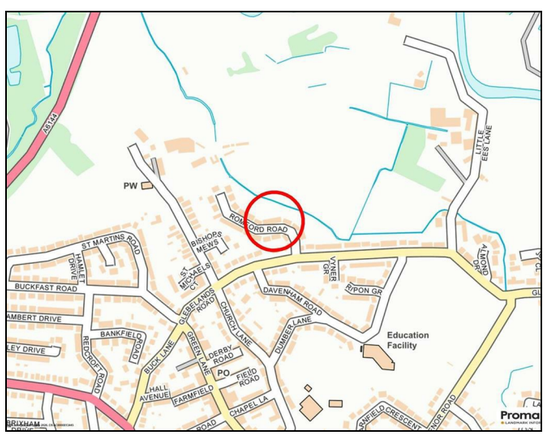
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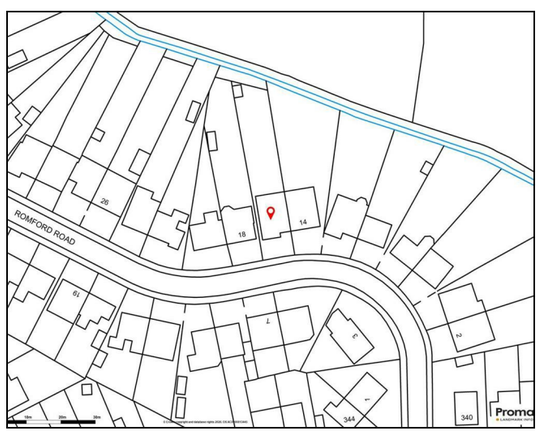
# energy efficiency

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




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

# overview

A FABULOUS, COMPREHENSIVELY EXTENDED AND UPGRADED, FOUR BEDROOMED SEMI DETACHED IDEALLY LOCATED ON THIS POPULAR CUL SAC PERFECT FOR THE VILLAGE AND SCHOOLS. STUNNING OVER 100FT LARGE REAR GARDEN WITH OPEN VIEWS OVER FIELDS.

Hall. WC. Sitting Room. Family Room. Superb 38' Open plan Living Dining Kitchen. Utility. Four Bedrooms. Two Bath/Shower Rooms. Ample Parking. Superb established Gardens overlooking fields. AN AMAZING FAMILY HOME!

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# in detail

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

The location is always really popular being on a desirable cul de sac perfect for the Village, Schools and walks down to the River Mersey.

The property has been tastefully upgraded throughout, neutral re decoration and modern kitchen and bathroom fittings.

One of the main features with this property is the fantastic large over 100ft private rear garden which enjoys delightful views over fields.

An internal viewing will reveal:

Entrance Hall. Having an opaque glazed composite front door. Built in storage cupboard to each side. Doors then provide access so the Large Open Plan Family Kitchen, Lounge and Ground Floor WC.

GF WC. Fitted with a low level WC. Wall hung wash hand basin.

Sitting Room. A superb large reception room having a uPVC double glazed angled bay window to the front elevation. Attractive fireplace feature to the chimney breast. Coved ceiling. Glazed double doors open to the Family Room.

Family Room. A fabulous extension providing a lovely large reception room with vaulted ceiling and two skylight Velux windows. A set of three paned sliding doors open to the rear garden plus a further feature circular window with stained glass above. Double doors to the Kitchen.

Open plan Living Dining Kitchen. An impressive 38' room, having a uPVC double glazed window to the front and a set of uPVC double glazed French doors to the garden.

Ther kitchen is fitted with an extensive range of base and eye level units with granite worktops over and inset sink unit. Integrated dishwasher. Range cooker with oversized extractor hood over. Ample space for additional appliances. Fitted raised shaped Dining table with granite top. Door to the Utility Room.

Utility Room. Fitted with a range of base and eye level units with worktops over and inset stainless steel sink unit with mixer tap. Space and plumbing suitable for a washing machine and dryer.

First Floor Landing. Having doors providing access to the Four Bedrooms, Bathroom and further Shower Room. Loft access point.

Bedroom One. An excellent sized double bedroom having a uPVC double glazed window to the rear elevation providing views over the Large Garden and open fields beyond. Built in wardrobes.

Bathroom. Fitted with a suite comprising of freestanding double ended bath with central chrome mixer taps. Separate walk in shower with thermostatic shower. Wash hand basin. WC. Opaque uPVC double glazed window to the front elevation. Tiled floor. Inset spotlights to the ceiling.

Bedroom Two. Another good double room having a wide angled uPVC double glazed window to the front elevation. Built in wardrobes with sliding doors to one wall.

Bedroom Three. Having a uPVC double glazed window to the rear elevation.

Bedroom Four. Having a uPVC double glazed window to the rear elevation.

Shower Room. Fitted with a suite comprising of enclosed shower cubicle with electric shower. Wash hand basin. WC. Built in storage cupboard housing the Valient gas central heating boiler.

Outside to the front the property is approached via a driveway providing ample parking.

To the rear the property has a stunning large garden which extends to over 100ft in length! There is a paved patio area leading onto the main area of lawn with borders surrounding. The gardens back onto open fields which provides a beautiful backdrop to the property.

A wonderful family home with an amazing garden!

- Freehold Property
- Council Tax Band - D

