



2 Alexandra Drive, Burnage, Manchester, M19 2WW

Guide Price £325,000

- Deceptively Spacious Traditional House
- Delightful Gardens with Exotic Plants
- Large Through Reception Room
- Many Original Features Throughout
- Three Beds & Modern Shower Room
- No Vendor Chain - Must Be Viewed

2 Alexandra Drive, Manchester M19 2WW

Deceptively Spacious Three Bedroom Traditional Home. Family Sized Accommodation.
Good Sized Through Room Reception. Recently Fitted Shower Room. Conservatory.
Stunning Gardens with an Abundance of Exotic Plants and Palm Trees.
No Vendor Chain. Must Be Viewed.



Council Tax Band: C



Joules are delighted to bring to the market this larger than average three bedroom property offering excellent sized accommodation in a highly sought after and convenient location.

The previous owner put his own stamp on the property with many bespoke additions including hand made decorative glass and a stunning well packed garden with an abundance of plants, flowers and shrubs including mature palm trees.

The accommodation briefly comprises: Entrance porch, hallway, spacious reception room which is two rooms knocked into one, a kitchen that runs across then entire rear of the property and a conservatory. Venturing upstairs there is a large main bedroom to the front and two further good sized bedrooms along with a refitted shower room.

The loft is also a good size and accessed by feature stained and leaded glass hatch.

Outside are beautiful gardens to three sides with mature and well stocked gardens and patio area.

Offered with no vendor chain - book now to avoid missing out !

Porch

Porch with bespoke glass, hand designed by the previous owner.

Entrance Hall

Feature entrance door with bespoke stained and leaded glass with matching window to the side. Spacious hallway, three wall light points, two central heating radiators, stairs to the first floor with decorative balustrades. Veneer cupboard housing meter, further meter cupboard. Door to handy understairs storage cupboard. Corbels, dado and picture rails, ceiling coving

Lounge/Sitting/Dining Room

23'8" x 14'0" max

Maximum measurements.

Spacious open plan room (formally two rooms) Double glazed bay window with stained and leaded glass lights, three further matching windows overlooking the side garden. Timber fireplace with tiled hearth and back housing gas fire. Two central heating radiators, three wall light points. Decorative corbels, ceiling rose, picture rails and coving

Kitchen

17'4" x 9'2" max

Maximum measurements

Spacious room with a good range of units comprising: Single drainer stainless steel sink unit with mixer tap, cupboard below, further base, drawer and eye level units incorporating glass fronted display cabinets with breakfast bar below. Stainless steel four ring gas hob with electric oven below. Wall mounted cupboard housing Logic combi boiler. Worksurfaces with tiled splashbacks. Central heating radiator, double glazed window to the side elevation, two to the rear and a feature stained and leaded window to the hallway. Double glazed door to the conservatory

Conservatory

9'9" x 5'9"

Double glazed conservator with double French doors and single door to the rear garden. Tiled floor with inset flowerbed, outside tap

First Floor

Stairs and Landing

Decorative balustrades to stairwell. Stained and leaded feature skylight giving access to the loft area. Doors to all first floor rooms, picture rail, dado, ceiling rose and coving

Loft

Large loft space, skylight.

Bedroom One

17'5" x 11'1"

Large double bedroom, Spacious through room, large double glazed bay window to the front elevation with further double glazed windows to the side elevation. Feature fireplace with tiled hearth and back, mantle mirror over (display only). Two central heating radiators, alcove cupboard, three wall light points. Picture rails and coving

Bedroom Two

11'2" x 11'2"

Double glazed window overlooking the side garden, central heating radiator, picture rail, coving and ceiling rose Newly laid carpet

Bedroom Three

11'2" x 10'8" max

Maximum measurements

Double glazed window overlooking the side garden, central heating radiator, picture rail and coving.

Newly laid carpet

Shower Room

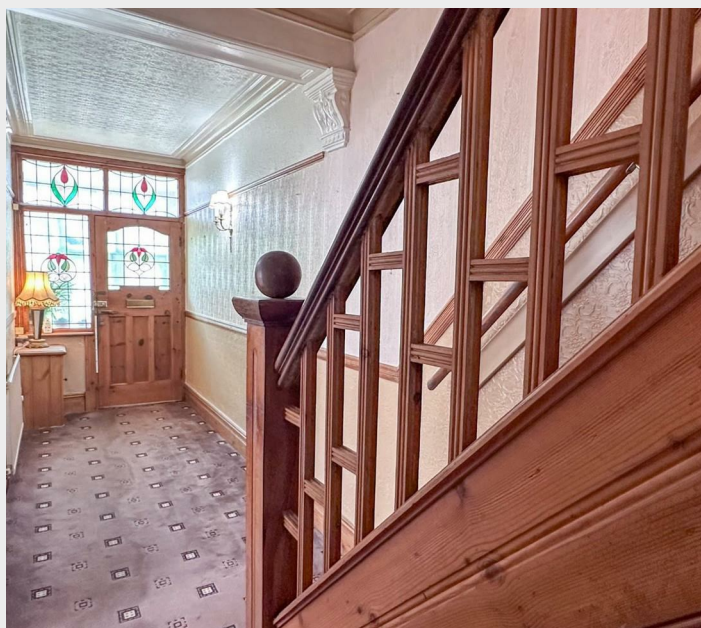
Recently refitted shower room with a modern suite comprising: shower cubicle with built in tiled seat, Rainhead shower with hand held attachment, low level WC and vanity wash hand basin with mixer tap and cupboard below. Fully tiled walls, chrome heated towel radiator, double glazed window with obscure glass to the rear elevation

Outside

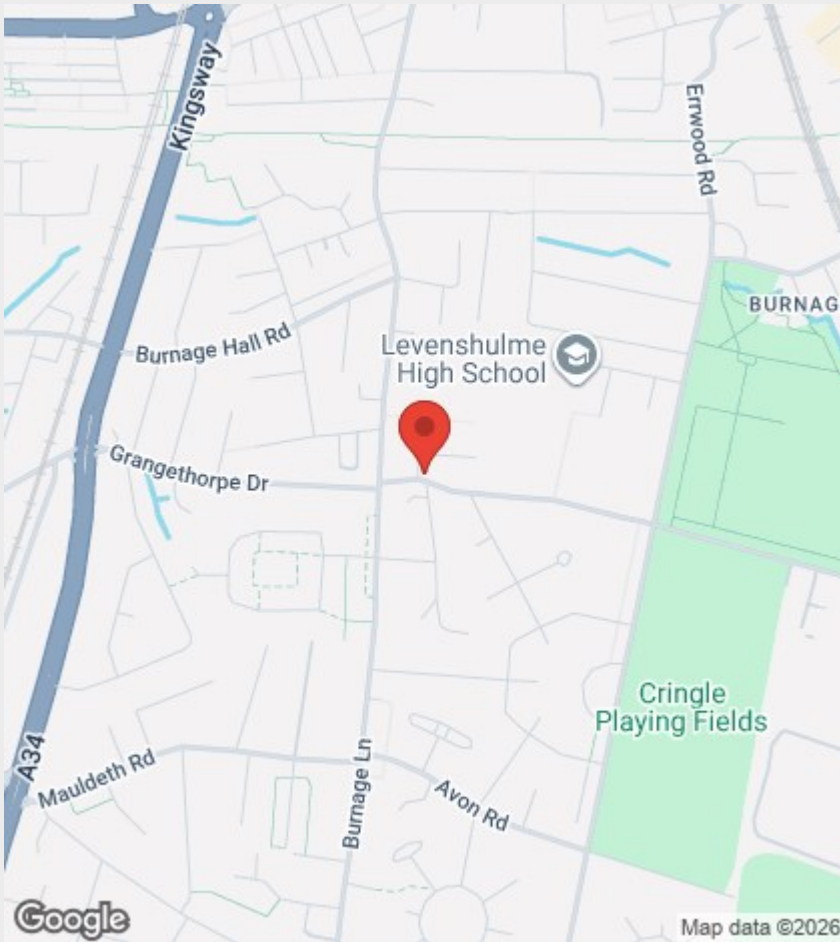
Stunning well stocked mature gardens to three sides with an abundance of plants flowers, shrubs and trees. Decorative planting with some exotic plants which the previous owner was told couldn't be grown in the UK . Several mature palm trees, 'hidden' patio surrounded by plants and shrubs. Paths around the property from the front garden to the rear.

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Directions

Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	75
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

