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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



INDEPENDENT ESTATE AGENTS

# 16 Churchfields

Sale, M33 5NS



£725,000





National Association of Estate Agents



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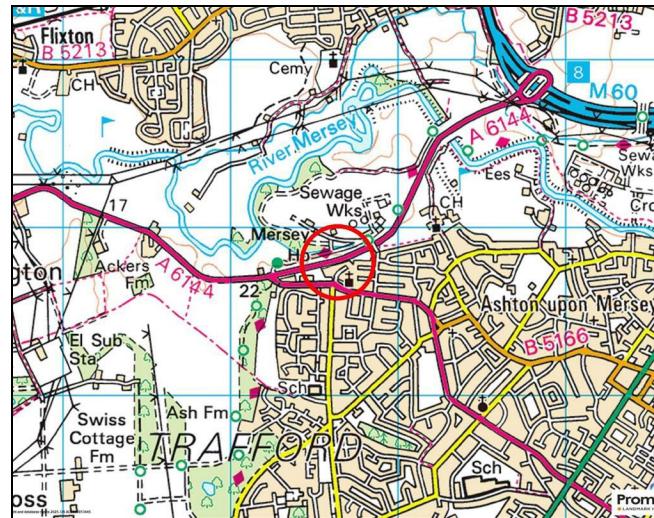
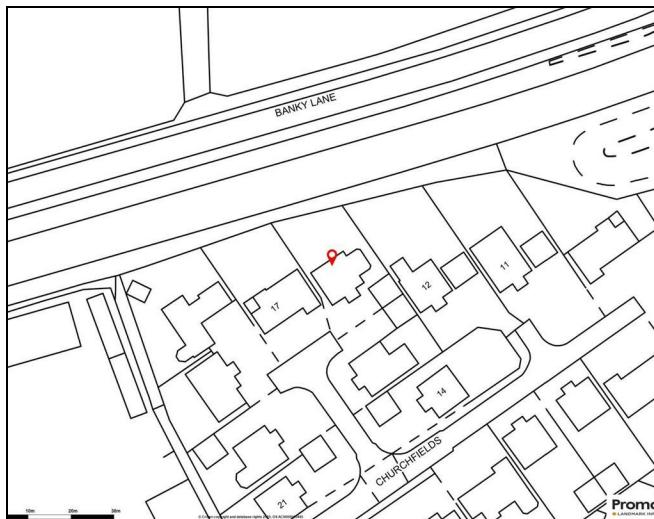
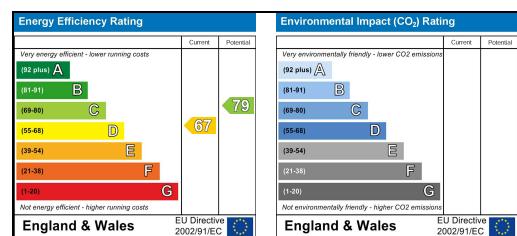
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## energy efficiency

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

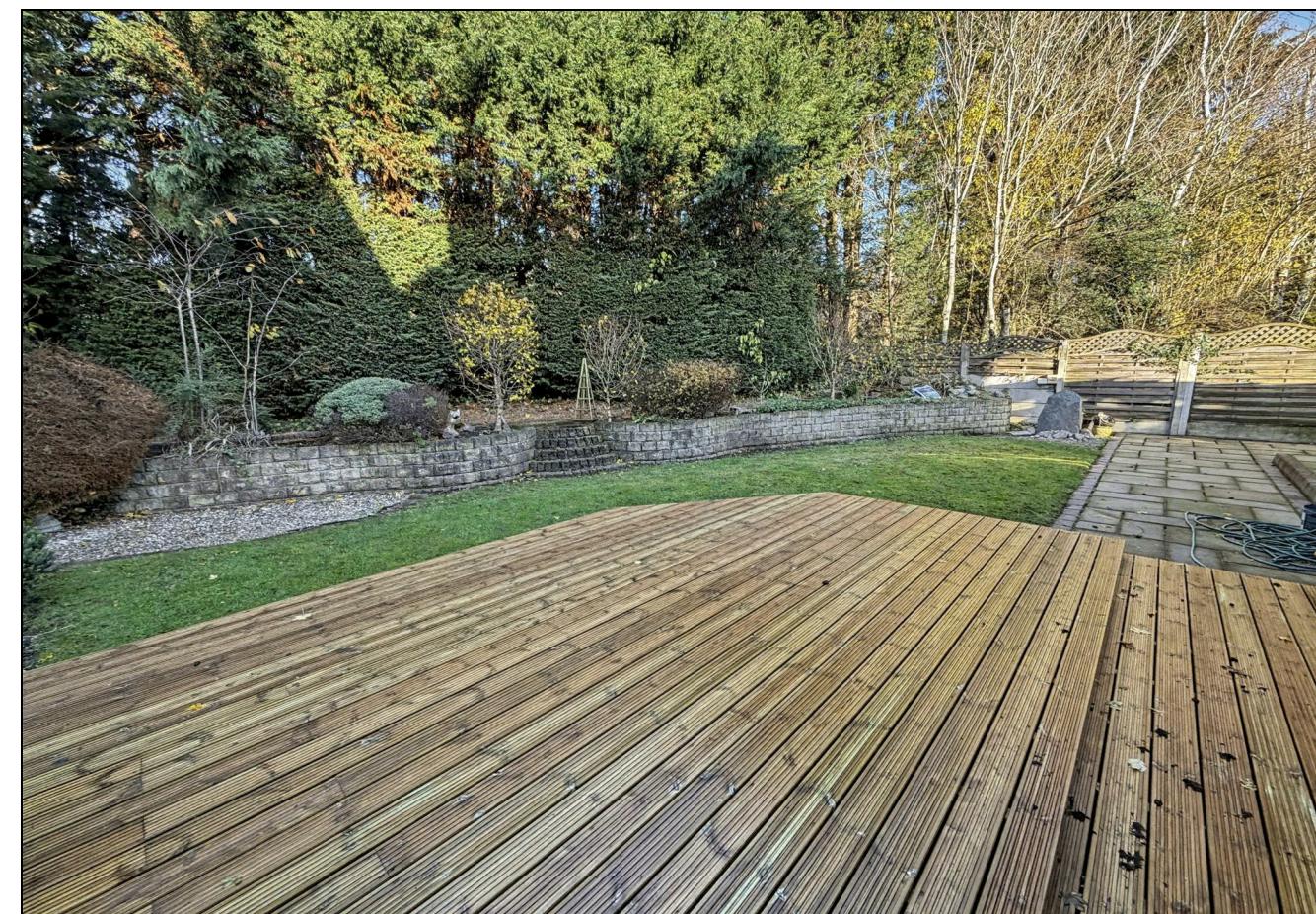


# overview

**\*\*NO CHAIN\*\* AN IMPRESSIVE FOUR BEDROOMED MODERN DETACHED LOCATED ON THIS EXCLUSIVE SMALL CUL DE SAC OF FAMILY HOUSES. LARGE DRIVEWAY + DOUBLE GARAGE. PRIVATE REAR GARDEN. OVER 2100 SQFT OF ACCOMMODATION.**

Hall. WC. Three Reception rooms. Breakfast Kitchen. Utility room. Large Conservatory. Four Bedrooms. Two Bath/Shower, one En Suite. Attractive Gardens with large decked patio. Ample parking and Dbl Garage.

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# in detail

An impressive, Four Bedrooomed, modern Detached with Double Garage which offers over 2100 sqft of family accommodation.

The property enjoys a wonderful location on an exclusive small cul de sac of Detached houses, perfect for several of the Local Schools and Ashton Village.

In addition to the Accommodation, there is ample Driveway Parking, Double Garage and delightful Private Gardens.

An internal viewing will reveal:

Entrance Hall having an opaque, leaded uPVC double glazed front door and uPVC double glazed window to the side. Stiarcase rises to the First Floor. Doors then provide access to the Ground Floor WC, Dining Room, Kitchen and two sets of glazed double doors open to the Sitting Room and Lounge.

Ground Floor WC fitted with a low-level WC, wash hand basin. Opaque uPVC double gazed window to the front elevation.

Dining Room. A well-proportioned Reception Room having a uPVC double glazed window to the front elevation. Coved ceiling.

Sitting Room having a wide angled uPVC double glazed bay window to the front elevation. Coved ceiling.

Lounge. A fabulous, large Reception Room having a wide uPVC double glazed bay window to the rear elevation with French doors opening onto the garden. Attractive fireplace feature to one wall.

Breakfast Kitchen. A good-sized kitchen fitted with an extensive range of base and eye level units with worktops over and inset one and a half bowl sink unit. Built in electric oven with five ring gas hob and extractor fan over. Integrated dishwasher. Ample space for a tall fridge freezer. UPVC double glazed window to the rear elevation over looking the gardens. UPVC double glazed door opens to outside. Door through to the Utility Room.

Utility Room fitted with a range of base and eye level units matching those of the kitchen with worktops over and inset stainless steel sink unit. Wall mounted gas central heating boiler. Space and plumbing suitable for a washing machine and dryer. UPVC double glazed door opens into the Conservaotry.

Conservatory. A superb addition to the property, having uPVC double glazed windows to three elevations and a set of French doors opening to the gardens.

First Floor Landing having a spindled ballustrade to the return of the staircase opening. Doors then provide access to the Four Double Bedrooms, Family Bathroom and airing cupboard. Loft access point.

Bedroom One. A superb, large Double Bedroom having a uPVC double glazed window to the rear elevation providing views over the garden. Built in wardrobes. Door through to the En Suite Bathroom.

En Suite Bathroom. Fitted with a suite comprising of: pannelled bath, separate shower cubicle, WC, wash hand basin. Opaque uPVC double glazed window to the rear elevation.

Bedroom Two is another good-sized Double room with uPVC double glazed window to the front elevation. Built in wardrobes.

Bedroom Three having a uPVC double glazed window to the rear elevation overlooking the gardens.

Bedroom Four having a UPVC double glazed window to the front elevation.

Family Bathroom fitted with a white suite comprising of: pannelled bath, separate enclosed shower cubicle, WC, wash hand basin. Opaque uPVC double glazed window to the front.

Externally, the property enjoys a lovely position, having a good sized driveway providing ample off street parking. This then leads to the Double Garage.

The Rear Garden is really private and has a main area of lawn with large recently installed decked patio along with raised borders along the back of the garden.

A wonderful family home and no onward chain!

