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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£825,000

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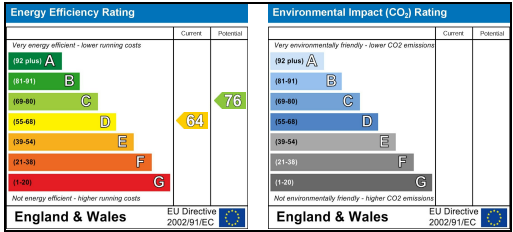
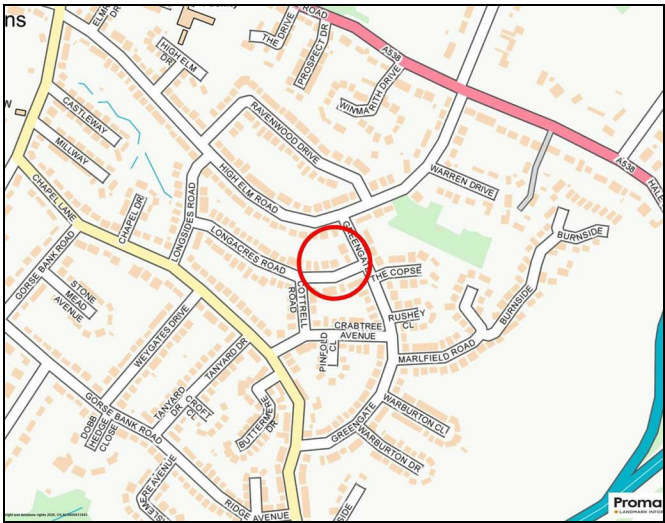
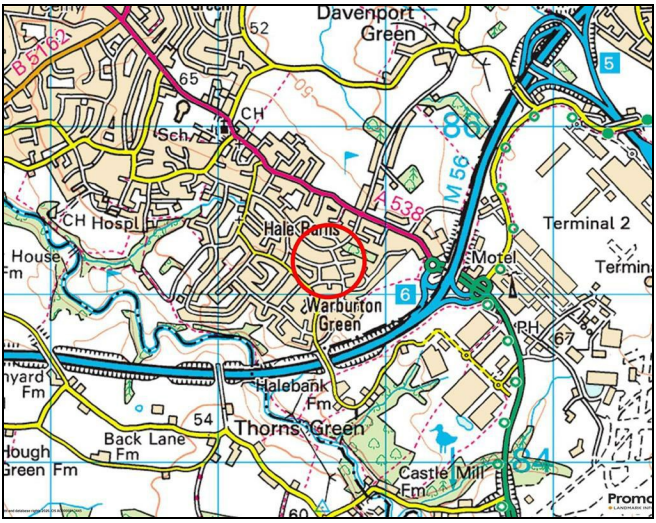


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A SPACIOUS DETACHED FAMILY HOME IN A POPULAR NEIGHBOURHOOD WITHIN WALKING DISTANCE OF LOCAL SCHOOLS, AMENITIES AND EXCELLENT TRANSPORT LINKS. 2463 SQFT

Porch. Hall. WC. Family Room. Living and Dining Room. Breakfast Kitchen. Utility. Five Bedrooms. Two Bath/Shower Rooms. Driveway. Integral Garage. Gardens.



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.

in detail

A superbly proportioned modern Detached family home located in this popular neighbourhood within walking distance of excellent local schools, Hale Barns with its range of shops and Costa Coffee, the Synagogues at Wicker Lane and Shay Lane in addition to Holy Angels Roman Catholic Church.

The M56/M6 motorway networks providing access to Manchester, Manchester Airport and serving the region are nearby.

The well presented property is arranged over Two Floors with the accommodation extending to some 2463 square footage, providing an Entrance Hall, WC, Living and Dining Room, Family Room, Breakfast Kitchen and Utility, served by Five Bedrooms and Three Bath/Shower Rooms.

Externally, there is a paved Driveway providing off road Parking, returning in front of an Integral Single Garage and lawned Gardens with patio area to the rear.

Comprising:

Covered Porch. Impressive double height Entrance Hall with vaulted ceiling and an inset Velux window. A spindle balustrade staircase rises to a First Floor galleried landing. Doors provide access to the Ground Floor living accommodation. Tiled floor. Access to useful understairs storage.

Ground Floor WC fitted with a white suite and chrome fittings, providing a wash hand basin and WC. Extensive tiling to the walls and floor.

Family Room with bay window to the front elevation and double doors lead to the Breakfast Kitchen.

Double doors to a Living and Dining Room with window to the rear elevation enjoying views over the gardens and French doors provide access to the same. Impressive contemporary pebble effect gas living flame fireplace feature with granite hearth and wood and chrome surround.

Breakfast Kitchen fitted with an extensive range of base and eye level units with granite work tops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over. Integrated appliances include an oven, warming drawer, five ring induction hob, fridge and dishwasher. Two windows to the side elevation. Tiled floor.

Utility Room with built in units with worktop over, inset into which is a stainless steel sink and drainer unit with mixer tap over. Plumbing for a washing machine and tumble dryer. Opaque window to the rear elevation and door provides access to the same space. Tiled floor.

Bedroom One with window to the rear elevation enjoying views over the gardens. Built in bedroom furniture comprising wardrobes, cupboards, drawers and dressing table providing excellent hanging and storage space.

This room enjoys an En Suite Shower Room fitted with a white suite and chrome fittings, providing a walk in wet room style shower, wash hand basin and WC. Opaque window to the rear elevation. Inset mirror unit.

Bedroom Two with window to the front elevation. Built in bedroom furniture comprising wardrobes, drawers, cupboards and dressing table providing excellent hanging and storage space.

To the First Floor Landing there is access to Three Bedrooms served by a Family Bathroom and an En Suite WC to Principal Bedroom. Access to a useful storage cupboard.

Principal Bedroom Three with attractive sloping ceilings and feature window enjoying views over the gardens to the rear. Extensive range of built in bedroom furniture comprising wardrobes, drawers, cupboards and bedside units.

En Suite WC with wash hand basin and sink. Tiling to the walls and floor. Inset Velux window.

Bedroom Four with attractive sloping ceilings with inset Velux window. Built in bedroom furniture comprising wardrobes, cupboards and bedside units. Access to roof void storage.

Bedroom Five, currently utilised as a Study, with attractive sloping ceilings with inset Velux windows to the front and rear. Access to useful roof void storage. Built in bedroom furniture providing wardrobes, cupboards and a desk.

The Bedrooms are served by a Bathroom fitted with a white suite and chrome fittings, providing a bath with shower attachment over, wash hand basin and WC. Tiling to the walls and floors. Inset Velux window.

Externally, there is a paved Driveway providing off road Parking, returning in front of the Integral Garage with electrically operated door and housing the wall mounted gas central heating boiler. There is a lawned Garden frontage with stocked borders, retained from the road by way of brick walling and wrought iron gates.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via French doors from the Living and Dining Room. There are steps that lead to a raised lawned area with well stocked mature borders with a variety of plants, shrubs and trees, enclosed within timber fencing.

- Freehold
- Council Tax Band G

