

FOR SALE



Windermere Road, West End

6 Bedrooms, 3 Bathroom, Detached House

Asking Price Of £610,000



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- Gas Central Heating
- Double glazing
- Networking points in most rooms
- 1GB Fibre Broadband available
- FTTP Available



PORCH Double entrance.

HALLWAY Oak doors, fire rated. Oak staircase, electric velux window, feature hallway light uses halogen bulbs. Carpet upstairs, LVT downstairs.

CLOAKROOM Modern fitted WC Unit, basin, designer radiator, tiled.

KITCHEN/BREAKFAST ROOM 21' 11" x 9' 7" (6.68m x 2.92m) Fitted kitchen designed for modern living comprising full size fridge, freezer, wine cooler/warmer, dishwasher, 5 ring gas hob, 1000w microwave combi oven, steamer, 2x main ovens, 2x warming drawers, Extractor hood, mostly matching BOSCH series 8 appliances. Breakfast bar, Apollo slab tec hard wearing acrylic worktops. LVT Flooring.

UTILITY ROOM 11' 9" x 7' 3" (3.58m x 2.21m) Range of fitted units with integrated Tumble dryer and integrated washing machine, side access to refuse area and front of property, electric vehicle charging point. Rear access to garden, integral access to garage.

LOUNGE 21' 12" x 11' 7" (6.71m x 3.53m) Bay window, Gas fire, dropped coving effect up-lighting. wooden floor, heavy duty insulated double doors through to dining room. Internet and TV main access points. Virgin media Gig 1 fibre broadband available.

DINING ROOM 11' 6" x 13' 10" (3.51m x 4.22m) Wooden floor, Modern light fitting.

MASTER BEDROOM 11' 7" x 20' 3" (3.53m x 6.17m) Double in size, fitted bedroom units, En-suite bathroom with W.C, bath with shower over bath, basin

BEDROOM 2 10' 6" x 9' 10" (3.2m x 3m) Double bedroom with Fitted units, modern en-suite shower



room.

BEDROOM 3 9' 3" x 10' 8" (2.82m x 3.25m) Double sized bedroom with range of fitted units.

BEDROOM 4 9' 11" x 7' 3" (3.02m x 2.21m) Guest Bedroom double in size.

BEDROOM 5/DRESSING ROOM 12' 2" x 8' 10" (3.71m x 2.69m) Fitted wardrobes throughout currently used as a dressing room, could be converted back to a bedroom.

BEDROOM 6/STUDY 6' 3" x 7' 10" (1.91m x 2.39m) Fitted display units currently arranged as a study, electric velux roof window, could be converted back to a bedroom. Contains network cabinet with patch panel.

BATHROOM Shower over P Shaped Bath, WC, Basin.

GARAGE 16' 7" x 10' 1" (5.05m x 3.07m) Single integral garage extended, network point, sink, resin

coated floor, Consumer unit and smart utility meters. Electric roller garage door. Current and in date EICR Available.

GARDEN Summer House with full electrics and heater, insulated and LED lights. Composite decking, patio and lawn. Seating area. Side storage area with access to front of house. Privacy screening. Water feature with sand stone ball.

DRIVEWAY Modern block paved driveway, currently housing 5 cars. Electric points at front and side of property. Secure access to both sides of property, electric vehicle charging point, outside security lighting, CCTV with 24/7 recording.

ATTIC 2 x Attic spaces, new extension has lighting and loft ladder no boards. Original house has some loft boards for storage, BOSCH High efficiency boiler still under 10 year warrantee, lighting and power.

NOTE TO VIEWERS - Home automation light switches,



thermostats, smoke/carbon monoxide alarms, Ring doorbell, light bulbs will all be replaced prior to completion with good quality alternative unless specifically agreed/negotiated due to the fact that they are tied in with the current vendors personal accounts.

Excellent range of Just Eat/Uber eats/Deliveroo restaurants in postcode area.

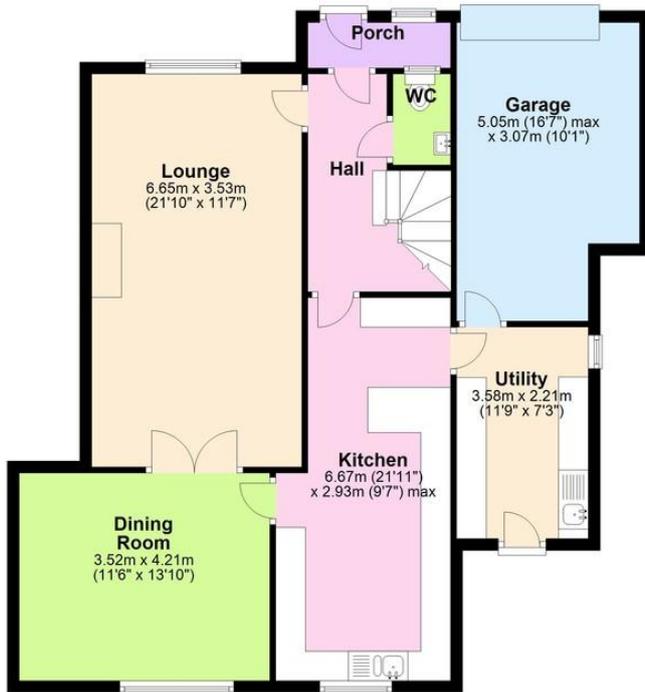
ESTATE AGENTS ACT 1979 Under the Estate Agents Act 1979 the owner of the property is an Estate agent and therefore has a personal interest in the property.



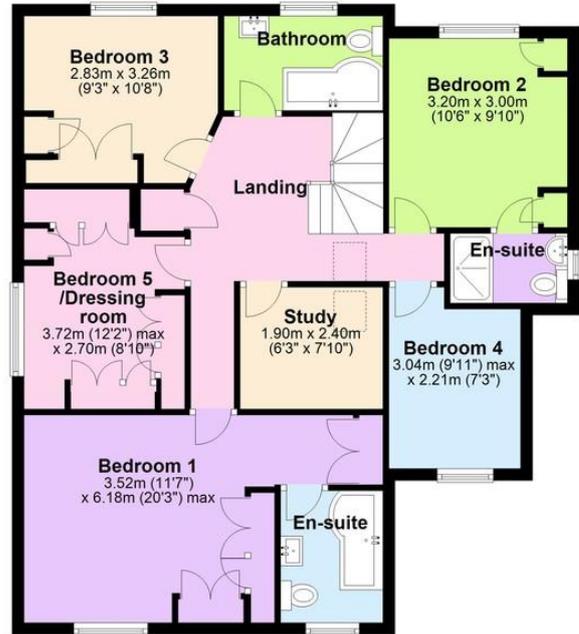
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



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