



29 Calder Way, Crigglestone, WF4 3FW
£284,995

The Property Perspective

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PROPERTY
PERSPECTIVE

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 4 bedroom semi-detached house, situated in Crigglestone. Benefiting from spacious living accommodation set over 3 floors, en-suite shower room and integral garage.

The living accommodation briefly comprises of; kitchen/diner, garage and WC/cloaks on the ground floor. To the first floor, lounge, bedroom and family bathroom. The second floor comprises of 3 bedrooms, one of which with en-suite shower room.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

FREEHOLD

Council tax band - D

Service charge - £109pa

GROUND FLOOR

Kitchen/diner 11'9" x 15'7" (3.60m x 4.76m)

High quality vinyl flooring with patio doors leading to the rear garden and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood, dishwasher and fridge-freezer

WC/cloaks

High quality vinyl flooring with 2 piece bathroom suite in white and radiator

FIRST FLOOR

Lounge 12'1" x 15'7" (3.69m x 4.77m)

Carpet flooring with Juliet balcony to the rear elevation and curtains

Bedroom 9'11" x 8'4" (3.04m x 2.56m)

Carpet flooring with window to the front elevation and blind

Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, radiator and partially tiled decor

SECOND FLOOR

Bedroom 13'6" x 12'11" (4.14m x 3.96m)

Carpet flooring with window to the front elevation, fitted wardrobes, curtains and blind

En-suite

High quality vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure, radiator and partially tiled decor

Bedroom 11'11" x 8'4" (3.65m x 2.56m)

Carpet flooring with window to the rear elevation and blind

Bedroom 11'11" x 7'4" (3.65m x 2.24m)

Carpet flooring with window to the rear elevation, fitted wardrobes and blind

EXTERNAL

Well presented rear garden, benefiting from a South-westerly facing aspect. Large driveway to the front, leading to a single integral garage.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io