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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

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# 25 Brookside Road

Sale, M33 3TD



£775,000

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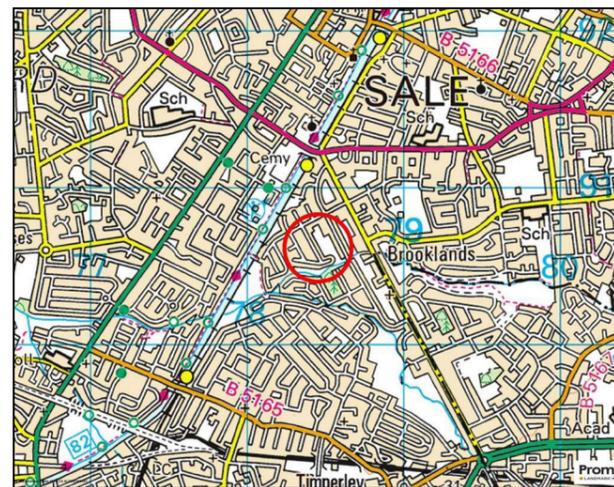
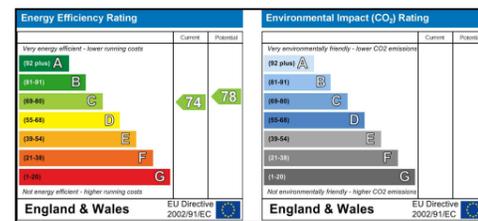


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## energy efficiency

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



# Overview

A FABULOUS, COMPREHENSIVELY EXTENDED AND UPGRADED, FOUR BEDROOMED SEMI DETACHED IDEALLY LOCATED WITHIN ONE OF SALES MOST POPULAR NEIGHBOURHOODS. PERFECT FOR BROOKLANDS PRIMARY. HIGH SPEC FITTINGS THROUGHOUT. STUNNING KITCHEN WITH SIX PANE BI FOLD DOORS.

Hall. Playroom/Study. Sitting Room. Lounge. Fabulous open plan Dining Kitchen. Utility+WC. Four Bedrooms. Two Bath/Shower Rooms, one En suite. Ample Parking. Superb established gardens overlooking School playing fields. AN AMAZING FAMILY HOME!

CONTACT SALE 0161 973 6688



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that 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 fabulous, comprehensively extended and upgraded, Four Bedroomed Semi-Detached which offers excellent family accommodation.

The road is located within one of our most popular neighbourhoods in Sale, perfect for several of the local schools including Brooklands Primary School, Sale Grammar and Ashton on Mersey secondary school. Walking distance to Brooklands Metrolink.

The property has been tastefully upgraded throughout, neutral re decoration, stylish kitchen with Quartz worktops and Contemporary Bathrooms.

In addition to the accommodation there is ample parking on a large driveway and a lovely landscaped rear garden which backs onto School Playing Fields.

An internal viewing will reveal:

**Entrance Hall.** Having opaque leaded and stained composite front door. A spacious entrance into the property having a spindle staircase rising to the First Floor. Doors then open to the Lounge, Sitting Room, Study/Playroom. Fully glazed door opens to the Dining Kitchen. Further door provides access to a useful understairs storage cupboard. Tiled floor.

**Study/Playroom.** Having a deep sill angled uPVC double glazed bay window to the front elevation. Vaulted ceiling height. Built in storage cupboard.

**Sitting Room.** Having an angled uPVC double glazed bay window to the front elevation. Attractive fireplace feature to the chimney breast. Picture rail surround. Coved ceiling.

**Lounge.** A well proportioned reception room having a cast iron wood burning stove to the chimney breast. Tiled flooring. Open plan to the Living Dining Kitchen.

**Open Plan Living Dining Kitchen.** A fabulous large extended space perfect for modern family living. The room has a set of six pane bi folding doors opening out onto the rear garden. Part vaulted ceiling with two skylight velux windows plus an additional uPVC double glazed window to the side.

The Kitchen is fitted with an extensive range of gloss finished handleless base and eye level units with Quartz worktops over incorporating a matching large island unit which doubles up as a breakfast bar. There is a host of built in Neff appliances including double oven, gas hob with shallow ceiling mounted extractor over and dishwasher. Ample space for an American style fridge freezer. Continuation of the tiled flooring with underfloor heating. Extensive spotlighting. Door through to the Utility Room.

**Utility Room.** Fitted with an range base and eye level units with worktops over and inset sink unit. Space and plumbing suitable for a washing machine and dryer. Wall mounted gas central heating boiler. Further cupboard housing the Megaflow high pressurised hot water tank. Tiled floor. Door to the WC.

**First Floor Landing.** Having a spindle balustrade to return the staircase opening. Panel doors then open to the Four Bedrooms and Family Bathroom.

**Bedroom One.** An impressive large double bedroom having two uPVC double glazed windows to the rear elevation providing views over the Garden and playing fields beyond. Contemporary built in wardrobes against one wall. Door through to the En Suite Shower Room.

**En Suite Shower Room.** Fitted with a contemporary white suite with chrome fittings comprising of double width shower enclosure with thermostatic shower. Wall hung wash hand basin. WC. Wall mounted polished chrome towel rail radiator. Tiled floor. Tiled walls. Inset spotlights to the ceiling. Opaque uPVC double glazed window to the side elevation.

**Bedroom Two.** Another good double room having a uPVC double glazed angled bay windows to the front elevation. Built in wardrobes and drawers. Picture rail surround.

**Bedroom Three.** Having a uPVC double glazed leaded window to the rear elevation providing views over the Garden and open playing fields beyond. Built in wardrobes. Picture rail surround.

**Bedroom Four.** Having a uPVC double glazed leaded window to the rear elevation. Picture rail surround.

**Bathroom.** A spacious bathroom fitted with a suite comprising of deep enamelled tiled panelled bath. Separate shower enclosure with thermostatic shower. Twin drawer vanity sink unit. WC. Wall mounted towel rail radiator. Opaque uPVC double glazed window to the front elevation. Tiled floor. Tiled walls. Inset spotlights to the ceiling.

Outside to the front there is ample parking on a paved driveway.

To the rear is a lovely landscaped garden, having a full width decked patio accessed straight from the kitchen leading onto the main area of lawn with borders surrounding. The garden backs directly onto the School playing fields making it extremely private.

An amazing family home!

