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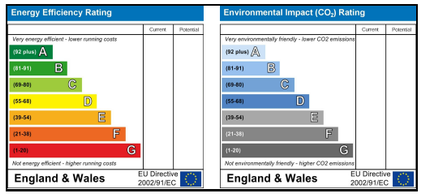

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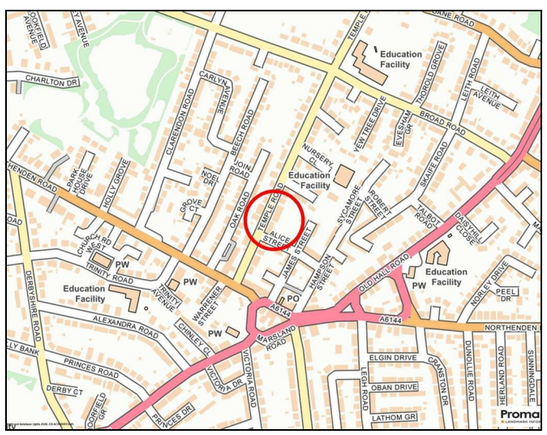
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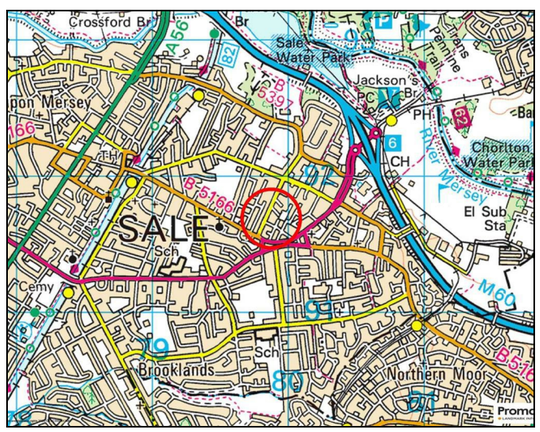
energy efficiency

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









AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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.

overview

A FABULOUS, COMPREHENSIVELY EXTENDED, FIVE BEDROOMED PERIOD FAMILY HOME OFFERING AROUND 2000 SQFT OF ACCOMMODATION. EXCELLENT SIZED ROOMS THROUGHOUT. ESTABLISHED PRIVATE GARDEN. AMPLE PARKING. PERFECT FOR SCHOOLS.

Porch. Hall. 22' Lounge. Sitting Room. WC. Large living Dining Kitchen. Cellar/Utility. Five Bedrooms. Bathroom. Ample Parking. Superb private Gardens.

CONTACT SALE 0161 973 6688



in detail

A Fabulous, Comprehensively extended, Five Bedroomed Period Family Home which offers around 2000 sqft of accommodation.

The property offers good sized rooms throughout including a 22' Lounge and fantastic large open plan living dining kitchen.

The location is ideal, being within a short distance to the Town Centre, Sale Moor Village and several of the popular Schools.

In addition to the accommodation there is ample Driveway Parking and a good sized Private Rear Garden broadly South Eastern facing.

An internal viewing will reveal:

Entrance Porch. Having a opaque glazed front door with window above.

Entrance Hall. Having polished tiled floor with coved ceiling. Staircase rises to the First Floor. Door opening to the Lounge.

Lounge. A superb large extended reception room having a set of multi-paned double doors opening into the Living Dining Kitchen. Further door opens to the Inner Hallway. Coved ceiling. Picture rail surround. Glazed double doors opens to Sitting Room.

Sitting Room. Having a uPVC double glazed wide angled bay window to the front elevation. Hollowed out fireplace feature with fire surround to the chimney breast. Coved ceiling. Picture rail surround.

Inner Hallway. Having doors providing access to the Ground Floor WC, Open Plan Living Dining Kitchen and down the Cellars. Double doors open to a large storage cupboard.

Ground Floor WC. Fitted with a low level WC. Space saver vanity sink unit. Opaque uPVC double glazed window to the rear elevation.

Open Plan Living Dining Kitchen. A wonderful large family kitchen with plenty of space for a table. The room has a part glass roof and a uPVC double glazed virtually full width window to one side of the property .Additional uPVC double glazed window to the rear elevation overlooking the Garden. Glazed panelled door opens to outside.

The Kitchen itself is fitted with a range of base and eye level units with worktops over and inset white ceramic twin sink unit with mixer tap. Range cooker with oversized extractor hood over. Integrated dishwasher. Integrated microwave. Tiled flooring throughout. Inset spotlights.

Lower Ground Floor Cellars. The cellars have been partially converted (not to building regulations for a habitable room but makes a perfect utility space) having uPVC double glazed window to the front elevation. Fitted base unit with inset sink. Space and plumbing suitable for a washing machine. Inset spotlights to the ceiling.

First Floor Landing. Having a spindle balustrade to return the staircase opening. Doors then provide access to the Five Bedrooms and Bathroom. Double doors open to a useful storage cupboard. Coved ceiling.

Bedroom One. An excellent sized double bedroom having a uPVC double glazed window to the front elevation. Extensive built in wardrobes one concealing a vanity sink unit.

Bedroom Two. Another good double room having a uPVC double glazed window to the rear elevation overlooking the Gardens. Coved ceiling. Picture rail surround.

Bedroom Three. Having a uPVC double glazed window to the front elevation. Coved ceiling. Picture rail surround.

Bedroom Four. Having a uPVC double glazed window to the rear elevation overlooking the Gardens. Coved ceiling. Picture rail surround.

Bedroom Five. Having an opaque window to the side elevation. Coved ceiling. Picture rail surround. Loft access point.

Bathroom. A wonderful large bathroom fitted with a contemporary white suite with chrome fittings comprising of shaped panelled bath with wall mounted shower mixer taps. Large walk in Aqua Lisa shower enclosure with thermostatic shower. Twin drawer wall hung vanity sink unit. WC. Duravit Bidet. Opaque uPVC double glazed window to the rear elevation. Inset spotlights to the ceiling. Part tiled walls.

Outside, to the front there is ample driveway parking, this then leads to the Garage.

To the rear the property enjoys a good sized established rear garden, having a patio area leading onto the main area of lawn with borders surrounding.

So much space on offer!

Approx Gross Floor Area = 1989 Sq. Feet
= 184.9 Sq. Metres

