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SALE OFFICE:
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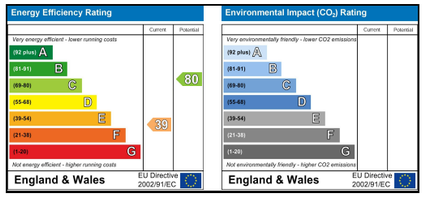
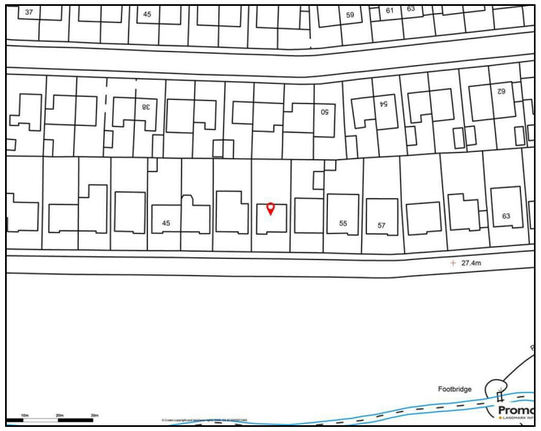
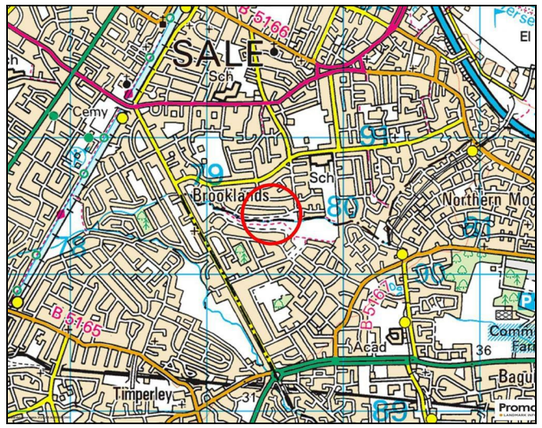
energy efficiency

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 STUNNING, COMPREHENSIVELY UPGRADED, THREE BEDROOMED DETACHED WHICH ENJOYS LOVELY ESTABLISHED FRONT AND REAR GARDENS. WONDERFUL OPEN VIEWS TO THE FRONT OVERLOOKING A LARGE GREEN. HIGH SPEC CONTEMPORARY FITTINGS.

Porch. Hall. WC. Lounge. Family Room - open plan to Breakfast Kitchen. Playroom/Study. Utility Room. Three Bedrooms. Shower Room. Ample Parking. Lovely established Gardens.

CONTACT SALE 0161 973 6688

in detail

A stunning, comprehensively upgraded and improved, Three Bedroomed Detached which offers excellent Family Accommodation.

The location is ideal, enjoys wonderful open views to the front over a large green, yet being convenient for local shops and several of the popular schools.

Internally, the property has been has been transformed throughout to include full re decoration, replacement floor covering, stylish Contemporary design kitchen and bathroom fittings, bi folding doors, new gas central heating boiler and a Garage conversion to provide a third reception room.

There is driveway parking to the front and a good sized established garden to the rear.

An internal viewing will reveal:

Recess Porch with step up to an opaque glazed panelled front door.

Entrance Hall. Having a staircase rising to the First Floor with inset lighting. Inset spotlights to the ceiling. Doors then open to the Lounge, Ground Floor WC and an opening into the Open Plan Living Dining Kitchen.

Ground Floor WC. Fitted with a low level WC. Wall hung shaped wash hand basin.

Lounge. An excellent sized reception room having a uPVC double glazed bay window to the front elevation. Attractive fireplace feature to one wall. Inset spotlights to the ceiling.

Family Room. Open plan to the Kitchen. The room has a uPVC double glazed door and square bay window to the rear elevation overlooking the Gardens. Inset spotlights to the ceiling.

Kitchen. A stylish kitchen fitted with an extensive range of modern base and eye level units with brushed brass T bar handles and worktops over incorporating a matching island unit which doubles up as a breakfast bar. Oversized sink unit with mixer tap. Built in double oven with integrated five ring gas hob and extractor hood over. Integrated dishwasher. The room has a set of bi folding doors opening out onto the rear garden. Inset spotlights to the ceiling. Double doors open to the Utility Room.

Utility Room. Fitted with a range of contemporary base and eye level units with worktops over and inset sink unit with mixer tap. Built in four ring hob and extractor hood over. Space and plumbing suitable for a washing machine and dryer. Ample space for an American style fridge freezer. uPVC double glazed window to the side elevation.

Study. Perfect as a home office or playroom having a uPVC double glazed window to the front elevation. Inset spotlights to the ceiling.

First Floor Landing. Having doors opening to the Three Bedrooms and Shower Room.

Bedroom One. A superb large double bedroom having a uPVC double glazed bay window to the front elevation. Built in wardrobes.

Bedroom Two. Another good double room having a uPVC double glazed window to the rear elevation. Built in wardrobes with mirrored doors. Inset spotlights to the ceiling.

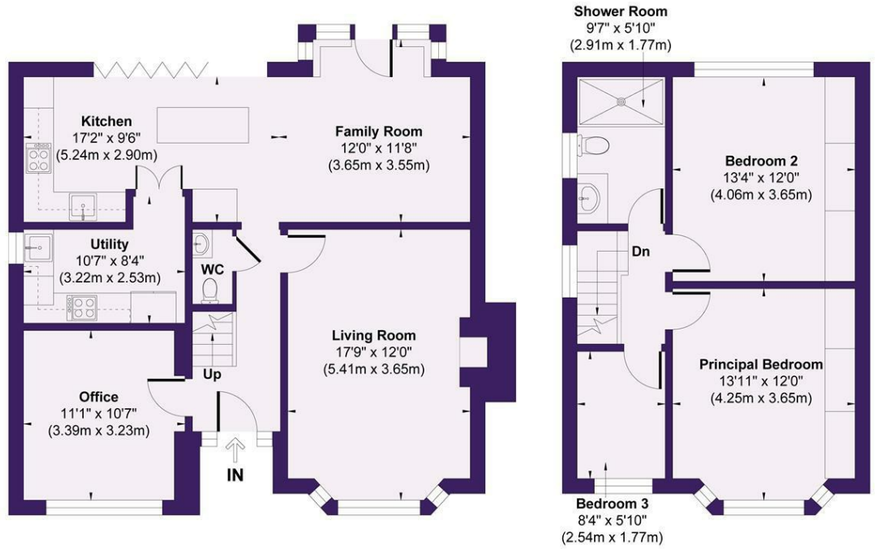
Bedroom Three. Having a uPVC double glazed window to the front elevation.

Shower Room. A stylish shower room refitted with a contemporary suite comprising of walk in double width shower enclosure with thermostatic shower. Twin drawer wall hung vanity sink unit with circular sink. Wall hung WC. Opaque double glazed window to the rear elevation. Tiled floor. Tiled walls. Inset spotlights to the ceiling.

Outside, to the front the property is approached via a block paved driveway providing ample off street parking. There is then a pathway down the side of the property via a gate leading to the rear garden. To the rear the property enjoys an excellent sized garden with well stocked borders surrounding mostly laid to lawn.

A stylish family home!

- Freehold Property
- Council Tax Band - E



Ground Floor
Approximate Floor Area
793 sq.ft
(73.66 sq.m)

First Floor
Approximate Floor Area
491 sq.ft
(45.58 sq.m)

Approx. Gross Internal Floor Area 1284 sq. ft / 119.24 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.