



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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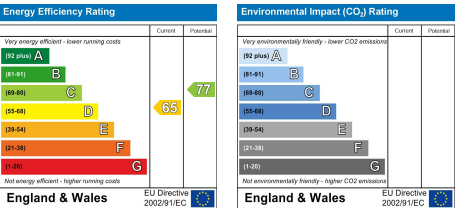


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energy efficiency

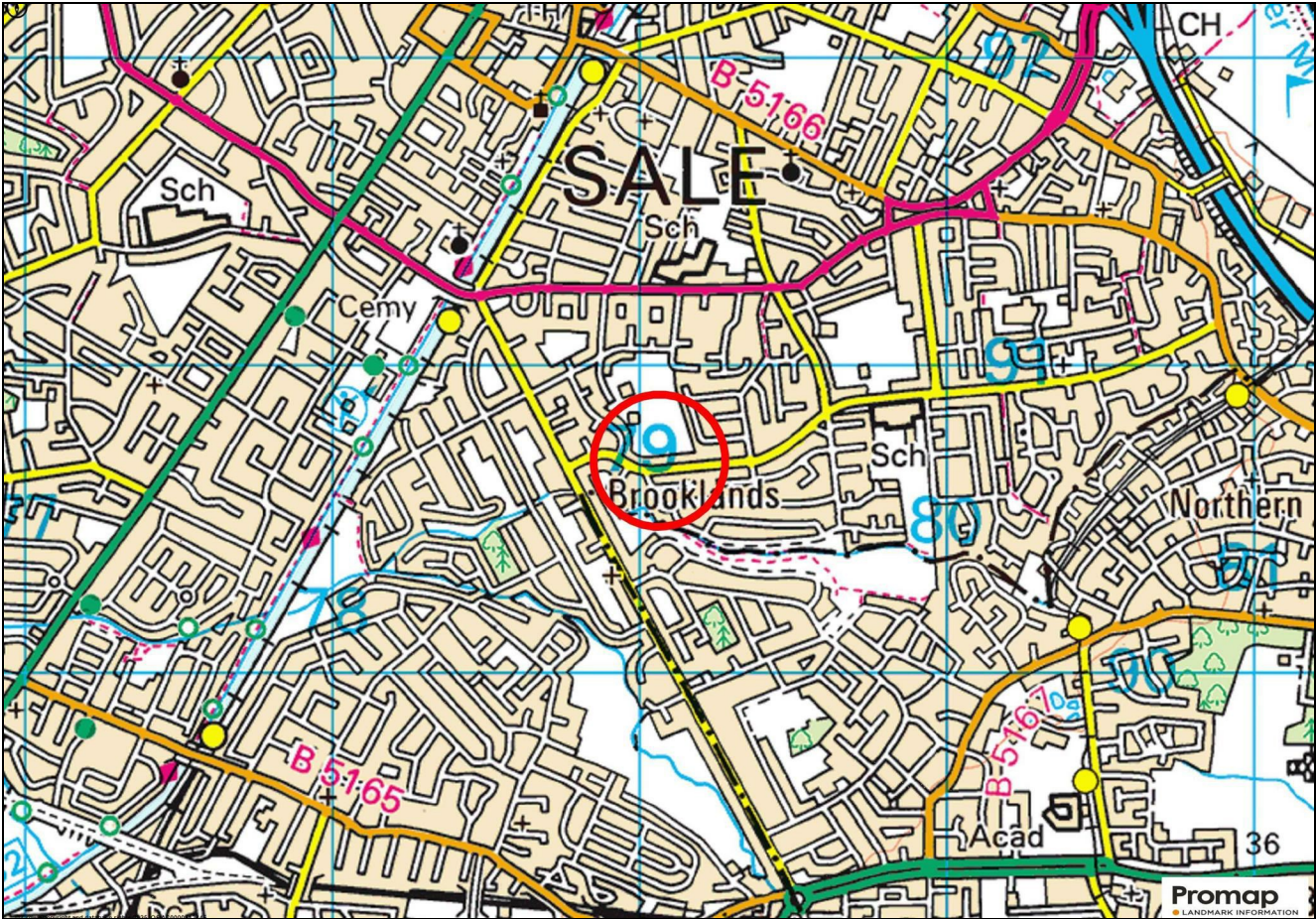
In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



overview

AN IMPRESSIVE, COMPREHENSIVELY EXTENDED AND IMPROVED, FIVE BEDROOMED FAMILY DETACHED LOCATED ON THIS VERY DESIRABLE ROAD WITH VIEWS TO THE REAR OVERLOOKING BROOKLANDS SPORTS CLUB. STUNNING 0.236 ACRE PLOT. IDEAL FOR BROOKLANDS PRIMARY AND SALE GRAMMAR. OVER 2200SQFT

Porch. Hall. 2x WC. Lounge. Dining Room. 22' Breakfast Kitchen. Five Bedrooms. Two Bath/Shower. Beautiful landscaped rear Garden. A wonderful Family Home!



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

An impressive, comprehensively extended and improved, Five Bedroomed Family Detached with accommodation extending to over 2200 sqft.

The property sits within a stunning 0.236 acre established garden plot which enjoys a wonderful position on the road with superb open views to the rear overlooking Brooklands Sports Club Fields and is perfect for Brooklands Primary, close to Sale Grammar School and within walking distance to the Metrolink.

The property has a lovely modern interior, good-sized rooms throughout, modern kitchen and Bathroom fittings, neutral re-decoration and many original features

Outside, there is ample Driveway Parking, Integral Garage and a gorgeous, landscaped, large rear Garden with Summer house.

An internal viewing will reveal:

Entrance Porch, having a leaded window to the front and side. Panelled front door. Tiled floor. Step-up to an opaque, leaded inner door through to the Entrance Hallway.

Entrance Hall. A lovely Entrance into the property, having a staircase rising to the First Floor. Plate rail surround. Panelled doors then provide access to the Lounge, Dining Room, Breakfast Kitchen and Ground Floor WC. Inset spotlights to the ceiling.

Lounge. A wonderful, large Reception Room, having a wide, leaded, double glazed angled bay window to the front elevation. There is then a set of double glazed, bespoke shaped French doors opening out onto the rear Garden. Wide inglenook fireplace feature with inset, leaded, double glazed windows. Cast iron woodburning stove. Coved ceiling.

Dining Room. Another superb, large Reception Room, having a leaded, double glazed bay window to the front elevation. Picture rail surround.

Ground Floor WC fitted with a low-level WC. Wash hand basin. Wall-mounted, heated, polished, chrome towel rail radiator. Opaque window to the rear elevation. Small door providing access to understairs storage.

The Breakfast Kitchen is fitted with an extensive range of base and eye-level units with chrome ‘T’ bar handles and polished granite worktops over with inset one and a half bowl sink unit with mixer tap. The Kitchen has a range of integrated appliances including twin Siemens ovens, four ring ceramic hob, dishwasher and larder fridge. Extensive spotlights to the ceiling. there are a set of double glazed French doors opening out to the rear Garden with attractive plantation shutters and with a further double glazed window to the rear, again with plantation shutters.

From the Kitchen there are doors opening to the Dining Room, Integral Garage and Inner Hallway.

Inner Hallway, having an additional staircase rising to the First Floor. Opaque glazed door opens to the side. Doors then provide access to the Second Ground Floor WC and Utility Room. Continuation of the tiled flooring.

A large Utility Room, fitted with a range of modern base and eye-level units with worktops over and inset, stainless steel sink unit with mixer tap. Space and plumbing beneath suitable for a washing machine and dryer. Continuation of the tiled floor. Wall-mounted, Worcester gas central heating boiler. Further space for additional freestanding appliances. Large double glazed window to the rear elevation providing fabulous views over the large rear Garden.

Second Ground Floor WC fitted with a low-level WC, corner wall-hung wash hand basin. Continuation of the tiled floor.

First Floor Landing, having a beautifully, bespoke shaped double glazed feature window to the rear elevation providing fabulous views over the large, rear Garden. Loft access point. Picture rail surround. Doors then provides access to the Five Bedrooms, Family Bathroom, additional Shower Room and Separate WC.

Bedroom One. An impressive, large Double Bedroom, having a leaded, double glazed bay window to the front elevation. Double glazed window to the rear elevation providing fabulous views over the large, rear Garden with Brooklands Sports Club beyond. Wide inglenook feature with leaded double glazed window to the front and rear. Four sets of built-in double wardrobes. Coved ceiling.

Bedroom Two. Another excellent sized Double Bedroom, having a leaded, double glazed bay window to the front elevation.

Bedroom Three. Another good-sized Double Bedroom, having a double glazed window to the rear elevation providing views over the Garden and Brooklands Sports Club beyond. Built-in wardrobes.

Bedroom Four, having a leaded double glazed window to the front elevation. Useful built-in storage cupboards.

Bedroom Five, having a leaded double glazed window to the front elevation.

The Family Bathroom is fitted with a contemporary white suite with chrome fittings, comprising of deep panelled bath, separate shower enclosure with thermostatic shower and wall-hung wash hand basin. Wall-mounted, heated, polished, chrome towel rail radiator. Tiled floor with underfloor heating. Polished tiled walls. Double glazed window to the rear elevation providing views over the Garden and Brooklands Sports Club beyond.

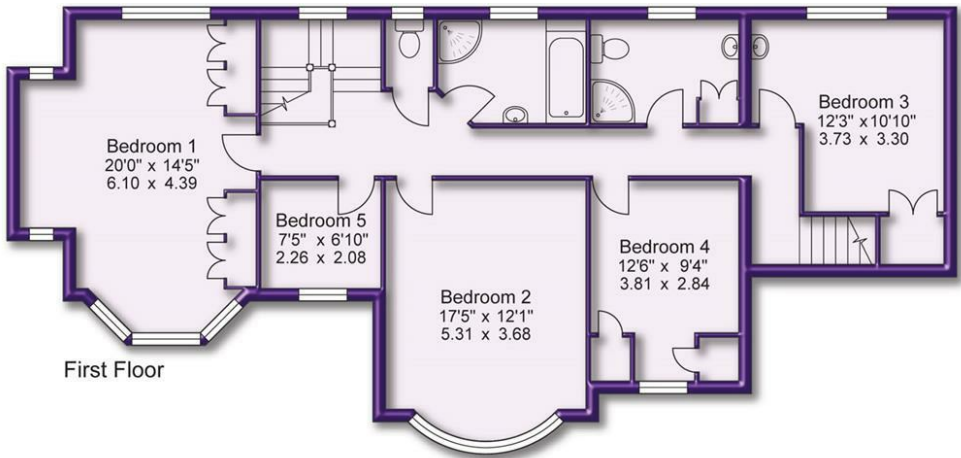
Separate WC fitted with a low-level WC. Tiled floor with underfloor heating. Polished tiled walls. Opaque, double glazed window to the rear elevation.

The Additional Shower Room is fitted with a suite, comprising of enclosed shower cubicle with thermostatic shower, wash hand basin and WC. Wall-mounted, heated, polished, chrome towel rail radiator. Tiled floor. Tiled walls. Double glazed window to the rear elevation providing views over the Garden. Built-in linen cupboard.

Outside, the property has ample Driveway Parking to the front and a Garage.

To the rear, there is a large established garden plot which enjoys superb views overlooking Brooklands Sports Club Fields and a lovely Summer House.

A wonderful family home!



Approx Gross Floor Area = 2276 Sq. Feet
= 211.4 Sq. Metres

