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Est. 1931  
**Whittaker  
& Biggs**

44 ENNERDALE DRIVE  
SALE  
CHESHIRE  
M33 5NE



This very well presented bay fronted 1930s family property benefits from two extensions which creates a spacious home with many extra features. The extensions include a sizable two storey side extension and a full width single storey rear extension. As part of the building program good use has been made of 'Velux' roof windows and patio doors and as a result the house is, filled with lots of natural light. One of the most striking features is the large 20ft open plan family dining kitchen, which affords enough space for the granite topped fitted kitchen, a dining area and a third seating area, which overlooks the large garden. The full accommodation comprises; entrance porch, entrance hallway, living room, the family dining kitchen, television room/playroom, 22ft laundry room/utility (could be split into two areas), ground floor wc, landing, four bedrooms (the master bedroom having contemporary fitted furniture), modern family bathroom and a further modern shower room/wc. The property is fully double glazed and benefits from a combination gas central heating system. As mentioned, there is a large lawned rear garden with a chalet style shed, which has a veranda and a separate bike store. Tall trees to the very rear of the garden provide excellent privacy and off road parking is provided to the front. Handy for Ashton the village and local schools.

- A substantially extended four bedroom home
- Three reception rooms including a very large 20ft open plan family dining kitchen, a living room and a television room/playroom
- 22ft laundry/utility room and ground floor wc.
- Modern re-fitted family bathroom plus additional separate shower room/wc
- Large rear garden with a south westerly aspect and good degree of privacy
- Large wooden chalet style shed offering great storage and with further potential
- Block-paved driveway

£412,950

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

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### ENTRANCE PORCH

Double glazed door and windows, tiled floor.

### ENTRANCE HALL

Under stairs storage cupboard, radiator and picture rail.

### LIVING ROOM

14'0" into bay reducing to 11'11" x 11'11" (4.27m x 3.64m)

Double glazed leaded bay windows to front elevation, inset living flame gas fire with feature stone surround, exposed wooden skirting board, window sill and picture rail, wooden panelled door and two wall light points.



### FAMILY DINING KITCHEN

20'0" x 18'2" (6.10m x 5.55m)

Fitted kitchen units to base and eye level with granite worktops and up-stands, integral double electric oven, 'Bosch' dishwasher, gas hob with granite splash-back, integral fridge and freezer, granite breakfast-bar with draw units under.

Within the dining area there is a living flame gas stove fire on slate hearth and radiator, whilst to the rear there are Velux roof windows, double glazed patio doors and windows, a radiator and two wall light points.



### TV ROOM/PLAY ROOM

16'11" x 8'8" (5.17m x 2.64m)

Further double glazed patio doors to side elevation and double glazed window to rear, tv aerial point, dimming spot lights, radiator and Velux roof window



### UTILITY ROOM

22'0" x 6'5" reducing to 4'3" (6.71m x 1.96m)

Double glazed window to side elevation, Velux roof window, fitted kitchen units to base and eye level, plumbing for washing machine, vent for dryer, space for fridge freezer, stainless steel sink unit with mixer tap, cupboard housing 'Worcester' combination boiler.



### GROUND FLOOR WC

Push button WC, contemporary sink unit with chrome mixer tap, double glazed leaded window to front elevation, extractor fan.

### LANDING

Light tube

### BEDROOM ONE

12'0" x 11'11" (3.70m x 3.64m)

Range of modern fitted wardrobes with matching draw units and TV aerial point for inset tv, two wall light points, radiator and double glazed window to rear elevation.



### BEDROOM TWO

11'11" x 11'0" (3.64m x 3.36m)

Double glazed window to front elevation, radiator, loft access with wooden pull-down steps. The loft is boarded and carpeted for storage with a light and power.



### BEDROOM THREE

14'3" x 8'8" max (4.35m x 2.64m)

Double glazed window to rear elevation, radiator.



### BEDROOM FOUR

8'10" x 7'0" (2.69m x 2.14m)

Double glazed window to front elevation, radiator.

### BATHROOM

Modern white bathroom suite comprising panelled bath with mixer shower over, vanity sink unit with storage under and chrome mixer tap, concealed cistern wc with push button, feature glass tiled wall, tiled floor, chrome ladder radiator and double glazed window to rear elevation.



### SHOWER ROOM

Shower enclosure with electric shower, push button wc, pedestal wash basin with mixer tap, part tiled walls, tiled floor, extractor fan, double glazed window to front.

## OUTSIDE

To the front of the property is a block paved driveway with a well-stocked herbaceous corner garden and security lighting.

To the rear is a large lawned garden with a full width Indian stone patio area and pathway to the side. A play area has been created to the rear of the garden – ideal for a trampoline etc. The garden is very private being well screened to the rear with Conifers and a large Laurel. Two tall hedges also provide privacy to the sides. There is an outside water tap and electric plug point for lawn mower etc.

The chalet storage shed has potential to be improved to a garden room or even a home office etc. It is a good size with two individual areas including a main room and a separate gardener's store/bike store area. A 'tucked away' storage area has also been created to the side of the shed.



## ENERGY RATING

Band C

## DIRECTIONS

Ennerdale Drive is located off Stokesay Road, which in turn is located off Ashton Lane.

## VIEWINGS

Strictly by appointment through the sole agents on **01625 430044**.

## NOTE

The agent has not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order or fit for their purpose. Neither had the agent checked the freehold/leasehold status of the property. The agent would also point out that the majority of photographs used on their sales particulars and window displays are taken with non-standard lens. Whittaker & Biggs for themselves and for the vendors or lessors of this property, whose agents they are, do give notice that the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs has any authority to make or give any representation or warranty whatever in relation to this property.

## NOTE

The seller of this property is an associate partner of the estate agent company.



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