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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# 22 Cranmere Drive

Sale, M33 4LB



£650,000

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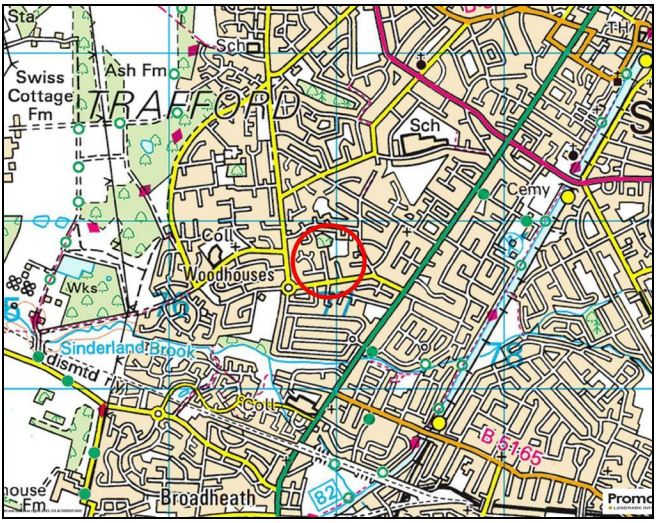
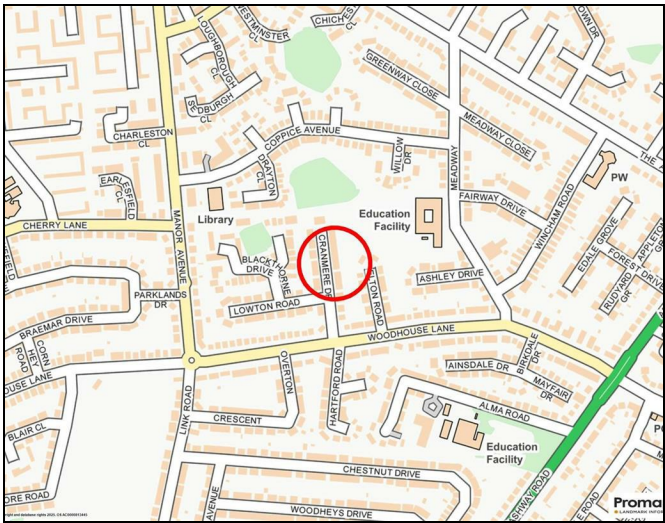
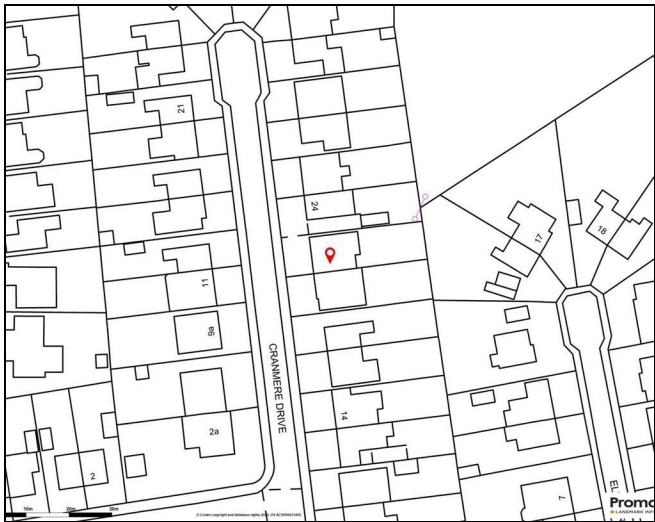
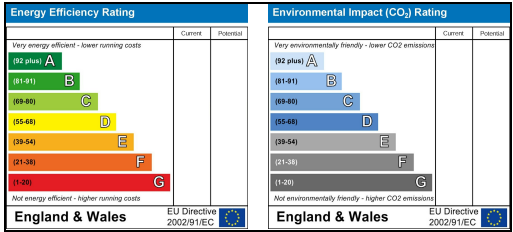
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# energy efficiency

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



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify 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 AND UPGRADED, FIVE BEDROOMED SEMI DETACHED, WHICH OFFERS OVER 1700 SQFT OF ACCOMMODATION. STUNNING LIVING DINING KITCHEN. HIGH SPEC FITTINGS. LOVELY GARDENS. PERFECT LOCATION FOR SCHOOLS.

Hallway. Sitting Room. Lounge. Fantastic Open Plan Dining Kitchen. Utility. GF Shower Room. Five Bedrooms. Bathroom. Driveway Parking. Beautiful Gardens. A Wonderful family home!

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# in detail

A fabulous, comprehensively extended and upgraded, Five Bedroom Semi-Detached which follows a wonderful, contemporary design theme throughout.

The location is ideal, enjoying a lovely position on a popular cul de sac perfect for several of the Local Schools and Shops.

Internally the property has been fitted throughout with contemporary Kitchen and Bathroom fittings.

In addition to the Accommodation, there is ample Driveway Parking and a lovely private rear garden.

An internal viewing will reveal:

Entrance Porch. Having a leaded uPVC double glazed front door with step up to a multipaned stained and leaded inner door through to the Entrance Hallway.

Entrance Hallway. Having a spindle staircase rising to the First Floor. Doors then provide access to the Lounge, Sitting Room and Dining Kitchen. Karndean floor.

Sitting Room. A well proportioned reception room having a wide angled uPVC double glazed angled bay window to the front elevation. Coved ceiling. Hollowed out chimney breast feature.

Lounge. A superb large extended reception room having a set of uPVC double glazed French doors opening out to the rear garden. Attractive fireplace feature with cast iron wood burning stove. Tiled floor. Coved ceiling. Glazed double doors through to the Dining Kitchen.

Dining Kitchen. A superb large family Kitchen with plenty of space for a table. The room has a set of uPVC double glazed French doors opening out to the rear garden plus an additional uPVC double glazed window to the rear. Continuation of the Karndean floor. The Kitchen itself is fitted with an extensive range of handleless gloss finish base and eye level units with worktops over incorporating a useful island unit which doubles up as a breakfast bar. Inset sink unit with mixer tap. Built in double oven with five ring and angled extractor hood over. Plenty of space for an American style fridge freezer. Integrated dishwasher. Inset spotlights to the ceiling. Doors then provide access to the Utility Room and Ground Floor Shower Room.

Ground Floor Shower Room. Refitted with a contemporary suite comprising of large walk in shower with thermostatic shower over. Enclosed system WC. Vanity sink unit. Inset spotlights to the ceiling. Wall mounted chrome polished towel rail radiator. Karndean floor.

Utility Room. Having a fitted unit with worktops over and inset sink unit. uPVC double glazed window to the side elevation. Space and plumbing suitable for a washing machine.

First Floor Landing. Having a spindle balustrade to return the staircase opening. Doors then provide access to the Five Bedrooms and Family Bathroom.

Bedroom One. An excellent sized double bedroom having a uPVC double glazed window to the front elevation.

Bedroom Two. Another excellent sized double room having a uPVC double glazed window to the rear elevation providing views over the Gardens.

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

Bedroom Four. Having a uPVC double glazed angled bay window to the rear elevation.

Bedroom Five. Having a uPVC double glazed angled bay window to the front elevation.

Family Bathroom. Fitted with a contemporary white suite with chrome fittings comprising of tiled panelled double ended bath with central chrome mixer taps and shower attachment. Fitted glass shower screen. Low level WC. Vanity sink unit. Opaque uPVC double glazed window to the rear elevation.

Outside the property is approached via a Driveway providing ample off street parking. This then leads to the front door and useful Garage storage which has a metal up and over door.

To the rear the property enjoys a private enclosed garden with full width composite decked patio area leading onto the main area of lawn with established borders surrounding.

A wonderful family home!

