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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

1 Briar Close

Sale, M33 5RG



Offers In Excess Of £495,000





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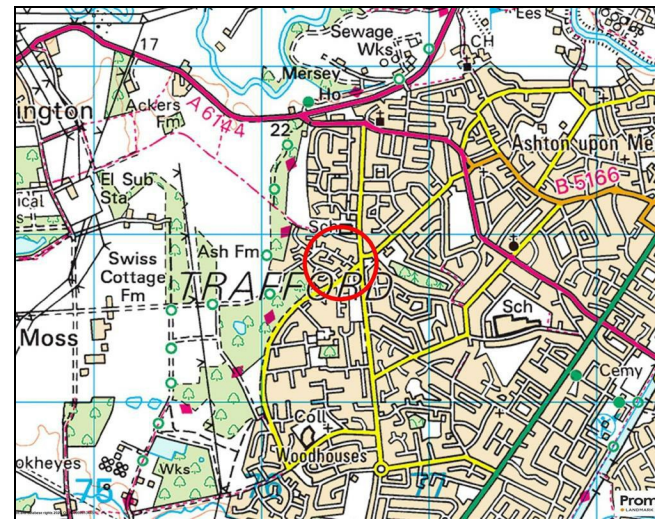
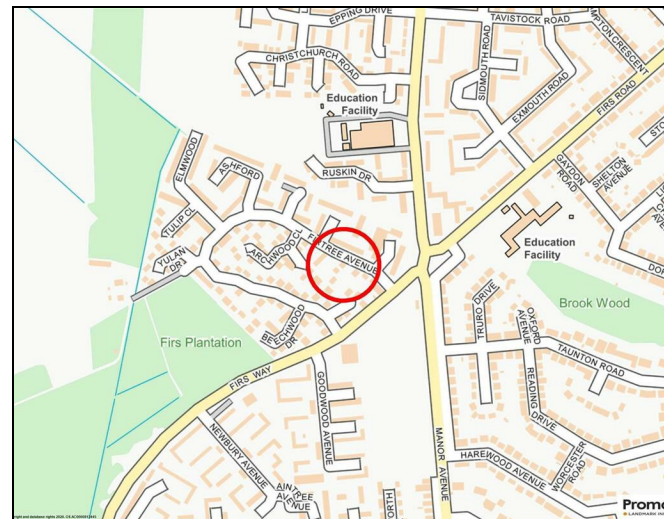
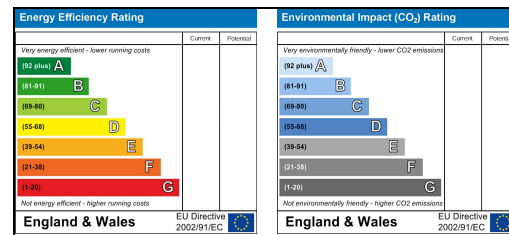


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A STUNNING, COMPREHENSIVELY EXTENDED AND UPGRADED, THREE BEDROOMED SEMI DETACHED. AMAZING LARGE OPEN PLAN LIVING DINING KITCHEN WITH BI FOLD DOORS. HIGH SPEC FITTINGS. FANTASTIC LARGE GARDEN ROOM. LANDSCAPED PRIVATE GARDENS. IDEAL FOR SCHOOLS.

Hall. Sitting Room. Incredible large Open Plan Living Dining Kitchen. Utility Room + WC. Three Bedrooms. Bathroom. Ample Driveway Parking. Garden Room + Entertaining area. Landscaped Gardens.

CONTACT SALE 0161 973 6688



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.

in detail

A Stunning, Comprehensively upgraded and extended, Three Bedroomed Semi Detached which offers amazing accommodation.

The property has been completely transformed with two storey side and single storey rear extensions in addition to a large Garden room/Bar with covered entertaining area.

Internally there are high specification fittings throughout, Contemporary design kitchen and bathroom, neutral re decoration and replacement floor coverings.

The location is really popular being close to several of the Local Schools and within an easy reach of Sale.

In addition to the accommodation there is ample driveway parking, Integral Garage and lovely enclosed landscaped rear garden.

An internal viewing will reveal:

Entrance Porch with composite front door. UPVC double glazed window to the side. Door to the Sitting Room.

Sitting Room. A well proportioned reception room having a uPVC double glazed window to the front. Staircase rising to the first floor. Roccia polished oversized tiled floor. Door to the open plan living dining kitchen.

Open Plan Living Dining Kitchen. A magnificent large space providing a natural dining area, kitchen and a good sized Lounge. The room has a set of bi folding doors with integrated blinds opening to the garden, two large glass roof lanterns and a further uPVC double glazed window. Continuation of the polished tiled floor. Extensive spotlighting.

The kitchen is fitted with an extensive range of handleless base and eye level units with Quartz worktops over and inset sink unit. There is a host of integrated appliances to include Bosch dishwasher, microwave, oven and induction hob. Further integrated wine cooler and larder fridge and freezer.

Within the lounge area is air conditioning and a stylish Gazco Reflex built in fire. Door to the Utility/WC and a door to the Integral garage.

Utility/WC, Fitted with a range of units with wortops over and space beneath suitable for a washing machine and dryer. WC. Twin draw vanity sink unit. Wall mounted gas central heating boiler. Opaque uPVC double glazed window to the front. Continuation of the tiled floor. Wall mounted polished chrome towel rail radiator.

Integral Garage. Having an electronically operated door to the front.

First Floor Landing, having door opening to the Three Bedrooms and Bathroom. large Loft access point with pull-down ladder.

Bedroom One. A magnificent, large extended Double Bedroom, having a uPVC double glazed window to the front elevation. There is a further uPVC double glazed window to the rear overlooking the Gardens. Coved ceiling.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the front elevation. Door opens to useful storage cupboard above the stairwell.

Bedroom Three, having a uPVC double glazed window to the rear elevation overlooking the Gardens. Door provides access to useful storage.

The Bathroom is fitted with a contemporary white suite with chrome fittings, comprising of large shower enclosure with Mira sport digital thermostatic shower which has a ceiling mounted shower head plus additional flexible hose, wall-hung, twin drawer vanity sink unit and WC. Wall-mounted, heated polished chrome towel rail radiator. Opaque, uPVC double glazed window with in-built blinds to the rear elevation. Tiled floor. Tiled walls. Feature

recess with large mirror with LED lighting.

Outside there is ample parking on a pressed concrete driveway with security post, EV car charger.

To the rear there is a superb landscaped garden, mostly paved with indian stone plus a further area of artificial lawn.

Within the garden is a fastastic Garden Room, currently used as a bar entertaing room but would make a perfect home office as there is power, data cables and air conditioning. The room has uPVC double glazed French doors to the front and a further fully glazed uPVC double glazed door which opens out onto the large conerved seating area.

An amazing family home!

