



Cheltenham Drive
Sale
M33 2DQ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

3 Cheltenham Drive

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£695,000

NO ONGOING VENDOR CHAIN A four double bedroom detached property situated in a sought after cul-de-sac location adjacent to Worthington Park. Offering spacious family accommodation of approx 1462 sq ft. Two separate reception rooms plus kitchen/diner. Useful ground floor cloak room/WC, rear porch/utility. Four well proportioned bedrooms plus wet room and separate bathroom. Offering prospective purchasers scope to personalise to their own requirements. Excellent off road parking plus detached garage. Good sized enclosed rear garden. Potential to extend (subject to any necessary consents required). Freehold. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Porch

To:

Entrance Hall

With stairs off to the first floor rooms. Radiator.

Downstairs WC/Cloak Room

With a vanity wash hand basin and double glazed window to the side elevation. Door off where the low level WC is located with a double glazed window to the side elevation.

Study/Office

With a double glazed window to the front elevation. Laminate flooring. Radiator.

Lounge

With a double glazed window to the front elevation. Two further double glazed windows to the side elevation. A coal effect fire is set within a feature fireplace.

Kitchen/Diner

The kitchen area is well fitted with a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Gas hob with extractor canopy. Built in oven/grill. Tiled splashbacks. Breakfast bar facility. Radiator. This room is flooded with natural light with double glazed bay window to the rear and further double glazed windows in the dining section to the side and rear elevations.

Rear Porch

With a wall mounted 'Worcester' gas central heating boiler. Double glazed window to the rear and double glazed exit door to the rear garden.

TO THE FIRST FLOOR

Landing

With a double glazed window to the front elevation. Linen/storage cupboard off.

Bedroom (1)

With a double glazed window to the front elevation and two double glazed windows to the side elevation. Radiator. Built in storage cupboard.

Bedroom (2)

With a double glazed window to the front elevation. Radiator. Built in storage cupboard.

Bedroom (3)

With double glazed windows to the rear and side elevations. Radiator. Built in storage off.

Bedroom (4)

With a double glazed window to the rear. Radiator.

Wet Room

With tiled decor, spotlighting/extractor fan. Chrome ladder radiator.

Bathroom

With a white suite comprising panelled bath, low level WC and vanity wash hand basin. Chrome ladder radiator. Tiled splashbacks. Double glazed window to the side elevation.

Outside

To the front of the property is an off road parking facility on a paved driveway. To the side is a detached garage with an up and over door. To the rear is an enclosed garden with lawned areas and paved patio.



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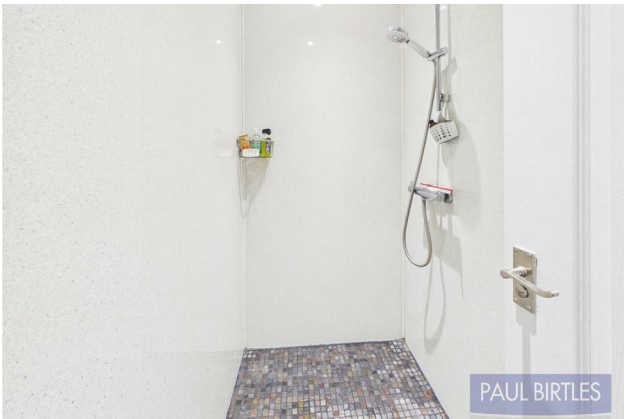
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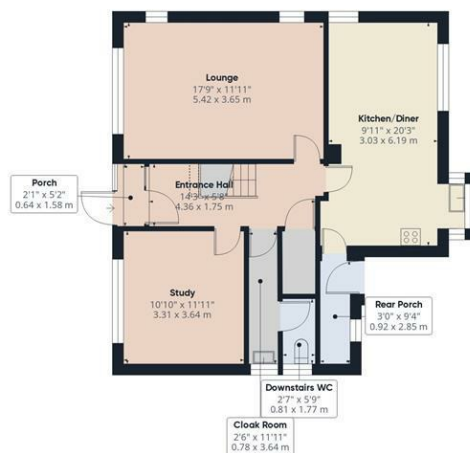
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1462 ft²
135.9 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

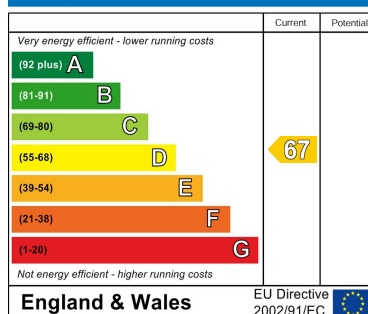
Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating



Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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