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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

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£795,000

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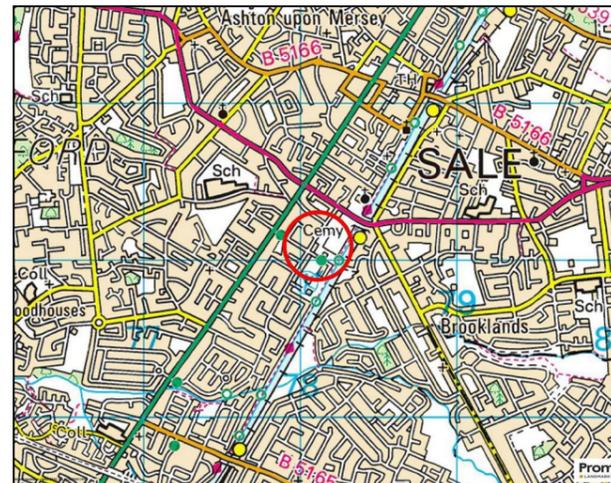


energy efficiency

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(22-30) A
(81-91) B			(31-41) B
(69-80) C			(49-59) C
(55-68) D			(65-74) D
(39-54) E			(75-84) E
(21-38) F			(91-100) F
(1-20) G			(101-120) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions

England & Wales EU Directive 2002/91/EC



overview

****NO CHAIN** AN AMAZING, COMPREHENSIVELY EXTENDED AND UPGRADED, FOUR DBL BEDROOMED 1920'S SEMI DETACHED. STUNNING LARGE OPEN PLAN LIVING DINING KITCHEN WITH BI FOLD DOORS. HIGH SPEC FITTINGS. PERFECT FOR SCHOOLS + METROLINK.**

Porch + Hallway. WC. Sitting Room. Incredible large Open Plan Living Dining Kitchen. Utility Room. Four Bedrooms. Two Bath/Shower, one En suite. Driveway Parking. Beautiful Gardens. Garden Room with Shower room.

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 extended and upgraded, Four Bedroomed 1920's Semi-Detached which follows a wonderful, contemporary design theme throughout.

The location is ideal, being on a popular road, perfect for several of the popular Schools and has the lovely Open Space of Walton Park literally around the corner.

Internally, the property feels like a brand new house with high specification fittings throughout which includes Contemporary kitchen and bathroom fittings, bi folding doors, full replastering with re decoration and replacement floorcoverings. Underfloor heating throughout the Ground Floor

Energy efficiency is a big part of this house, having solar panels along with an air source heat pump and a 6KW battery

In addition to the Accommodation, there is ample Driveway Parking, private rear garden and a superb large Garden Room.

An internal viewing will reveal:

Entrance Hall. A superb, large Entrance into the property – certainly setting the spacious theme that is evident throughout. Opaque, composite front door with adjacent window. Spindled staircase rises to the First Floor. Inset spotlights to the ceiling. Doors then open to the Lounge, Ground Floor WC and Open Plan Living Dining Kitchen. Herringbone design flooring.

Ground Floor WC fitted with a low-level WC. Wall-hung, twin drawer vanity sink unit. Opaque, uPVC double glazed window to the side elevation.

Lounge. A well-proportioned Reception Room, having a uPVC double glazed, square bay window to the front elevation. Exposed brick and hollowed-out chimney breast feature with cast iron woodburning stove. Herringbone design flooring.

Open Plan Living Dining Kitchen. A magnificent large room perfect for modern family living. The room has a set of bi folding doors to the garden, further virtually floor to ceiling picture window and a vaulted ceiling with three Velux windows. The Kitchen is fitted with a range of contemporary, handleless base and eye-level units with integrated appliances to include: Bosch double oven, Bosch integrated microwave oven and Bosch five ring induction hob and integrated dishwasher. Ample space for an American-style fridge freezer. Matching island unit which doubles up as a breakfast bar. Herringbone design flooring.

Utility Room, having space for additional appliances including a washing machine. Opaque, uPVC double glazed window to the side elevation.

First Floor Landing, having a spindled balustrade to the return of the staircase opening. Opaque, uPVC double glazed window to the Half Landing. Loft access point with electronically operated roll-down ladder, the loft has been converted along with Velux window and spotlights. Doors then provide access to the Four Bedrooms and Family Bathroom. Inset spotlights to the ceiling.

Bedroom One. An impressive, large Double Bedroom, having a uPVC double glazed window to the rear elevation providing views over the Gardens. Large feature, freestanding shaped bath with floor-mounted mixer taps. Inset spotlights to the ceiling. Door through to the En Suite Shower Room.

En Suite Shower Room fitted with a suite, comprising of enclosed shower cubicle with thermostatic shower, twin drawer vanity sink unit and WC. Wall-mounted, heated, polished chrome towel rail radiator. Tiled floor. Part-tiled walls.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the front elevation. Inset spotlights to the ceiling.

Bedroom Three, having a uPVC double glazed window to the front elevation. Inset spotlights to the ceiling.

Bedroom Four. Still a good-sized Bedroom, having a uPVC double glazed window to the rear elevation providing views over the Gardens. Inset spotlights to the ceiling.

The **Family Bathroom** is fitted with a suite, comprising of large, corner panelled bath, separate shower cubicle with thermostatic shower and ceiling-mounted 'Rain' showerhead, wall-hung, twin drawer vanity sink unit and WC. Tiled floor. Part-tiled walls. Wall-mounted, heated, polished chrome towel rail radiator. Opaque, uPVC double glazed window to the side elevation.

Outside the property has a deep frontage all block paved providing plenty of parking.

To the rear the property has a landscaped garden, having a decked patio leading onto an artificial lawn with raised borders surrounding. The garden feels particularly private as there are no properties behind just a backdrop of trees.

At the back of the garden is a superb Garden room. The room is perfect as a home office or Den, it has bi fold doors to the front and includes its own Shower Room. Forming part of the garden room is a covered seating area with fixed benches perfect for entertaining.

An impressive family home!

Approx Gross Floor Area = 2049 Sq. Feet
(inc. Loft and Garden Room) = 190.4 Sq. Metres

Approx Gross Floor Area = 1709 Sq. Feet
(exc. Loft and Garden Room) = 158.8 Sq. Metres

