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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

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# 2 Ferndale Road

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£975,000

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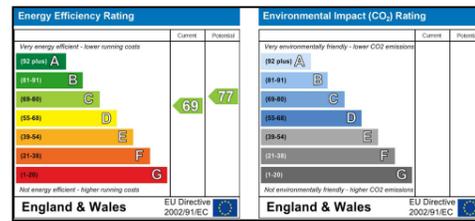


INDEPENDENT ESTATE AGENTS



## energy efficiency

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



# overview

A FABULOUS, COMPREHENSIVELY EXTENDED AND REFURBISHED, FIVE BEDROOMED FAMILY DETACHED LOCATED ON THIS VERY DESIRABLE CUL DE SAC PERFECT FOR BROOKLANDS PRIMARY AND SALE GRAMMAR. HIGH SPEC FITTINGS. AMAZING LOFT CONVERSION. SUPERB REAR GARDEN. OVER 2000 SQFT

Porch. Hall. WC. Utility. Lounge. Sitting Room. Breakfast Kitchen with bi fold doors. Conservatory Family Room. Five Bedrooms. Two Bath/Shower. Beautiful landscaped rear Garden. A wonderful Family Home!

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**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 Fabulous, comprehensively extended and improved, Five Bedroomed Family Detached with accommodation extending to over 2000 sqft.

The property is located on this popular cul de sac perfect for Brooklands Primary, close to Sale Grammar School and within walking distance to the Metrolink.

There has been an extensive programme of renovation including high specification kitchen and bathroom fittings and large loft conversion providing a stunning master bedroom suite.

Outside, there is ample Driveway Parking, and an excellent sized landscaped, large rear Garden.

An internal viewing will reveal:

Pillared canopy porch leading to the composite front door.

Entrance Hall. A lovely Entrance into the property, having a staircase rising to the First Floor. Doors then provide access to the Lounge and Utility Room, opening straight into the kitchen. Herringbone design flooring.

Lounge. A wonderful, large Reception Room, having a wide, double glazed angled bay window to the front elevation. Plate rail surround. Herringbone design flooring.

Sitting Room. Another good sized reception room, having a wide inglenook feature with cast iron woodburning stove. Coved ceiling. Open plan to the Kitchen. Leaded French doors open to the Family Room.

Breakfast Kitchen is fitted with an extensive range of Contemporary handleless base and eye-level units with Quartz worktops over incorporating a matching island unit which doubles up as a breakfast bar. Inset one and a half bowl sink unit with 'spray' mixer tap. Built in double oven, five ring gas hob, wine chiller and dishwasher. Ample space for an American style fridge freezer. There is a virtually floor to ceiling picture window overlooking the gardens and a set of three pane bi fold doors.

Conservatory Family Room. having uPVC double glazed windows overlooking the gardens, French doors and an insulated roof with skylight Velux window.

Utility Room. A good sized room having a uPVC double glazed window to the front. Wall mounted gas central heating boiler. Space and plumbing suitable for a washing machine. Door to the WC

Ground Floor WC fitted with a low-level WC. Wall hung vanity sink unit.

First Floor Landing. Having a spindle balustrade to return the staircase opening. Staircase rises to the Second Floor. Inset spotlights to the ceiling. Doors then open to Four of the Bedrooms and Family Bathroom.

Bedroom Two. A well proportioned double bedroom having a uPVC double glazed angled bay window to the front elevation. Picture rail surround.

Bedroom Three. Having a uPVC double glazed window to the rear elevation providing views over the Garden. Inglenook feature with two windows.

Bedroom Four. Having two uPVC double glazed windows to the front elevation. Spotlights to the ceiling.

Bedroom Five. Having a uPVC double glazed window to the rear elevation overlooking the Gardens.

Family Bathroom. Fitted with a contemporary white suite with chrome fittings comprising of freestanding feature bath with floor mounted mixer taps. Separate walk in shower enclosure with Crittal design shower screen and thermostatic shower. Raised enclosed system WC. Twin sink vanity sink unit. Tiled floor. Part tiled walls. Twin

sink vanity sink unit. Tiled floor. Part tiled walls. Virtually floor to ceiling fully glazed door. Inset spotlights to the ceiling.

Second Floor Landing. Having door through to Bedroom One.

Bedroom One. A fabulous large master bedroom suite having double doors opening onto a Juliet balcony. Open plan to the En Suite bathroom. Inset spotlights to the ceiling. Extensive built in storage space within the eaves.

En Suite Bathroom. Contemporary white suite with brushed brass fittings comprising of feature curved freestanding bath with floor mounted mixer taps. Separate walk in shower cubicle with thermostatic shower. Enclosed system WC. Vanity sink unit. Skylight velux window. Tiled floor.

Outside, the property has ample Driveway Parking to the front.

To the rear, there is a large established landscaped garden plot, mostly laid to lawn with decked patio.

A wonderful family home!

