



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# 190 Brooklands Road

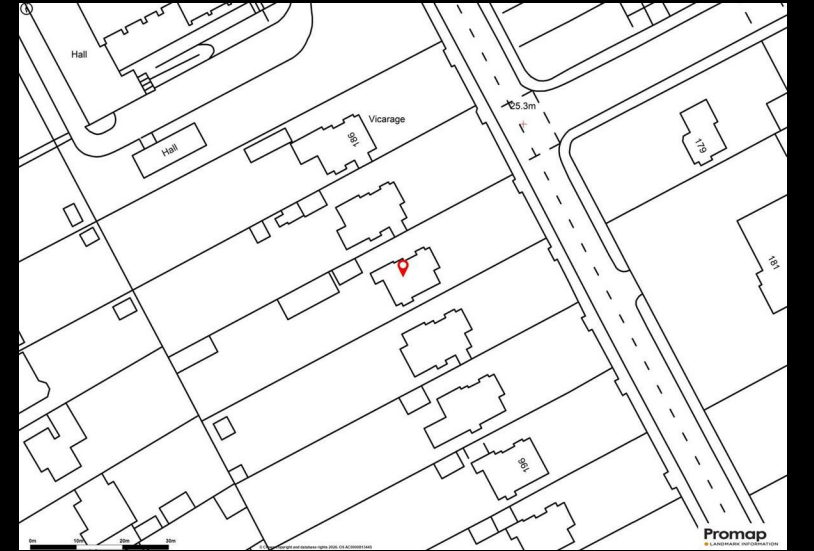
Sale, M33 3PB



£1,050,000

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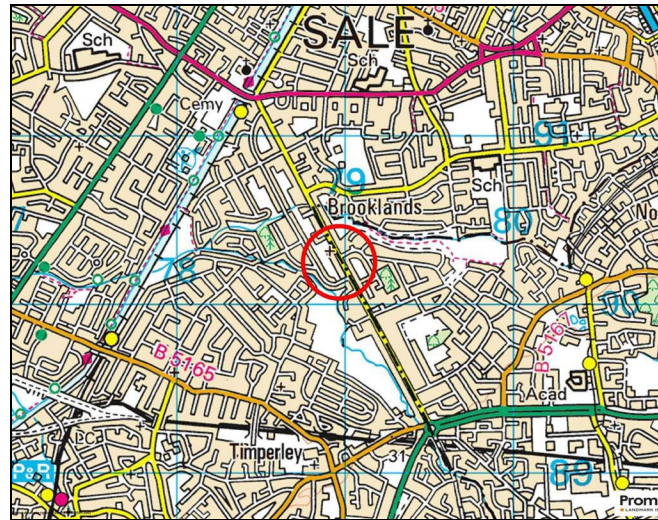
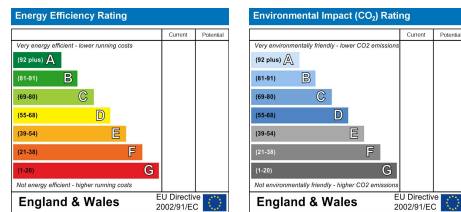


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## energy efficiency

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



# overview

A WONDERFUL LARGE FOUR DOUBLE BEDROOMED DETACHED WHICH ENJOYS A STUNNING 0.27 ACRE PLOT WITH REAR GARDEN EXTENDING TO AROUND 160FT. AMAZING 37FT, 382 SQFT DETACHED OUTBUILDING/BAR/SHOWER ROOM. FABULOUS FAMILY ACCOMMODATION. PERFECT FOR SCHOOLS.

Porch. Hallway. WC. Lounge. Dining Room. Breakfast Kitchen. Utility. Four Double Bedrooms. Two Bath/Shower, one En suite. Extensive Parking. Detached Garage. Huge Outbuilding with twin bi fold doors. THE MOST AMAZING GARDENS!

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# in detail

A wonderful, large, Four Double Bedroomed Detached which offers superb Family Accommodation extending to around 2000 sqft.

The property enjoys a stunning approximately 0.270 acre mature Garden Plot, with the rear Garden extending to around an amazing 160ft in length

Within the garden is an impressive 382 sqft Detached Outbuilding with vaulted ceiling, twin bi fold doors, shower room, providing a perfect garden room/office along with a games room/bar.

The location is ideal, within this ever popular neighbourhood, close to several of the sought after schools including Sale Grammar and Brooklands Primary, as well as being within an easy reach of the Metrolink at Brooklands.

Externally, the front of the property is well set back from the road, approached via electric wrought iron gates onto a sweeping Driveway providing ample Parking. The Driveway continues down the side of the property via gates to the Detached Garage and the magnificent, huge, rear Garden.

An internal viewing will reveal:

Pillared canopy Porch with step up to a oversized stripped panelled door with beautiful stained and leaded glass.

Entrance Hall. A spacious entrance into the property having two leaded and stained uPVC double glazed windows to the side elevation. Spindle staircase rises to the First Floor. Stripped panelled doors then provide access to the Lounge, Dining Room, Kitchen, Ground Floor WC and storage cupboard.

Ground Floor WC. Fitted with a low level WC. Wash hand basin. Tiled floor. Tiled walls. Opaque leaded uPVC double glazed window to the front elevation.

Lounge. A superb large reception room having a wide angled bay window to the rear elevation with leaded glass and door opening out onto the Garden. Additional uPVC double glazed window to the side elevation. Hollowed out chimney breast feature with exposed brickwork and cast iron wood burning stove. Exposed beams to the ceiling. Picture rail surround.

Dining Room. Another excellent sized reception room having a wide angled leaded uPVC double glazed bay window to the front elevation. Inglenook feature with stained and leaded glass windows. Herringbone design wood flooring. Exposed beams to the ceiling. Picture rail surround.

Dining Kitchen. A superb large room with plenty of space for a table. The Kitchen is fitted with an extensive range of base and eye level units with polished granite worktops over including a matching island unit. Aga range cooker. Inset sink unit with mixer tap. Integrated dishwasher and microwave, fridge and freezer. uPVC double glazed bay window to the side elevation. Inset spotlights to the ceiling. leaded uPVC double glazed window to the rear elevation providing garden views. Glazed door opens to the Utility Room with a further opaque leaded uPVC double glazed opening to outside. Additional stripped door provides access to a beautiful walk in pantry cupboard.

Utility Room. Having a fitted wood block worktop with space and plumbing suitable for a washing machine and dryer. Wall mounted Belfast sink. Opaque leaded uPVC double glazed window to the rear elevation. Glazed door opens to outside. Tiled floor. Tiled walls. Inset spotlights to the ceiling.

First Floor Landing. Having a stripped panelled doors providing access to the Four Double Bedrooms and Family Bathroom. Further doors opens further storage cupboards. Loft access point.

Bedroom One. A superb large double bedroom having a leaded uPVC double glazed window to the rear elevation providing fantastic views over the large rear garden. Picture rail surround. Stripped panelled door through to the En Suite Shower Room.

En Suite Shower Room. Fitted with a suite comprising of wet room style walk in shower with thermostatic shower over. Wall hung wash hand basin. WC. Wall mounted towel rail radiator. An opaque leaded uPVC double glazed window to the side elevation. Tiled walls. Inset spotlights to the ceiling.

Bedroom Two. Another good double bedroom having a leaded uPVC double glazed wide angled bay window to the front elevation. Two additional Inglenook windows. Picture rail surround. Built in wardrobes.

Bedroom Three. Having a leaded uPVC double glazed window to the rear elevation. Picture rail surround.

Bedroom Four. Having a leaded uPVC double glazed window to the front elevation plus an additional uPVC double glazed window to the side. Picture rail surround.

Shower Room. Fitted with a suite comprising of large walk in shower enclosure with thermostatic shower. Wash hand basin. WC. Two opaque leaded uPVC double glazed windows to the side elevation. Freestanding polished towel rail.

Outside the property is approached via electric gates onto a large driveway proving ample parking. This continues down the side leading to the Detached Garage and gardens.

The rear garden is amazing, extending to over 160ft in length! Mostly laid to lawn with established borders, patio areas, large Greenhouse and vegetable plots.

Within the garden is a magnificent 37ft brick built outbuilding offering 382sqft of flexible additional space with twin bi fold doors. The building is currently laid out as a large garden room to one side, shower room/WC in the middle along with a bar/games room.

An amazing Family Home with one of the largest Gardens available in the current market!

