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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

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£435,000

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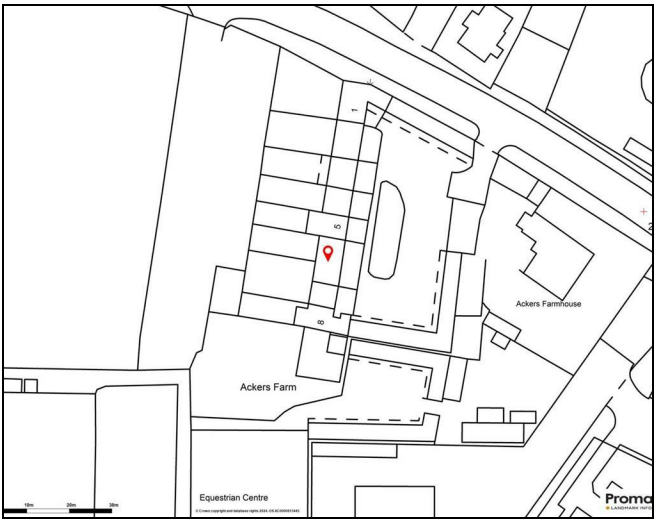
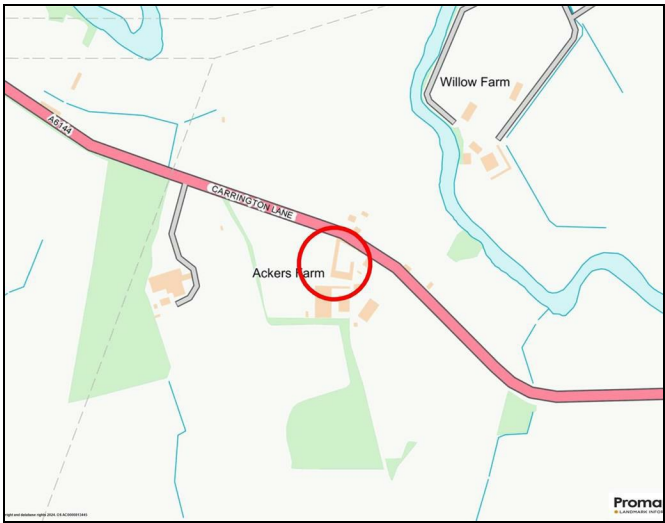
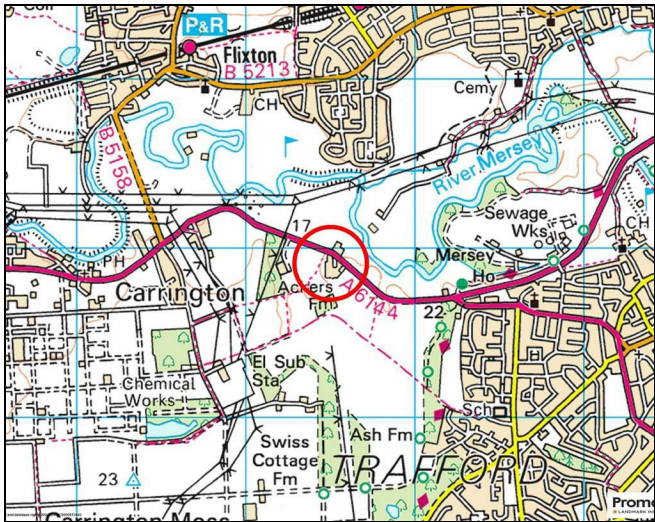
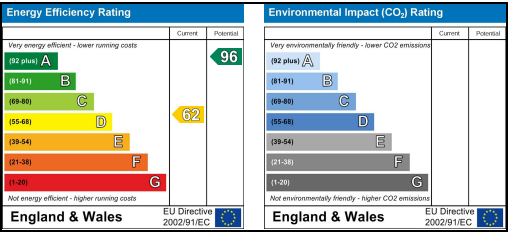
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energy efficiency

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



overview

AN IMPRESSIVE THREE BEDROOMED BARN CONVERSION MEWS PROPERTY WHICH FORMS PART OF THIS DELIGHTFUL GATED DEVELOPMENT. CONVENIENT LOCATION CLOSE TO SALE. OVER 1400 SQFT. TWO PARKING SPACES. PRIVATE REAR GARDEN. COMPREHENSIVELY UPGRADED AND IMPROVED.

Hall. Utility. Large Lounge. Dining Kitchen with bi fold doors. Three Dbl Bedrooms over the upper floors. Two Bathroom - One En Suite. SO UNIQUE! COUNCIL TAX BAND - C

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

An impressive Three Bedroomed Barn Conversion Mews Property which forms part of this beautiful landscaped gated development.

The location is very convenient with a semi rural feel having open fields around it yet within an easy reach of Sale and Flixton.

The development of only eight properties has a gated entrance and large landscaped courtyard to the front, so unique in design for our area.

Internally, the property has over 1400 sqft of accommodation and has been greatly improved throughout including replacement kitchen and bathroom fittings.

In addition to the Accommodation, there is parking for two cars at the front of the development whilst to the rear there is a god sized private rear garden.

An internal viewing will reveal:

Ground Floor.

Entrance Hallway. Having opaque leaded front door. Coved ceiling. Staircase rising to the First Floor. Doors then open to the Lounge and Utility Room.

Utility Room. A really useful additional space having uPVC double glazed window to the front elevation with plantation shutter. Fitted with wood block worktop with space beneath suitable for washing machine and dryer. Gas central heating boiler. Inset spotlights to the ceiling.

Open Plan Living and Dining Room. A superb large L shaped space having two uPVC double glazed windows to the front elevation with attractive plantation shutters. Inset spotlights to the ceiling. Coved ceiling. Open plan to the Breakfast Kitchen.

Breakfast Kitchen. Kitchen has been recently refitted with an extensive range of contemporary handleless base style of units with worktops over and inset sink unit with mixer tap. Built in stainless steel fronted electric oven with four ring Bosch induction hob with ceiling mounted cube shaped extractor hood over. Oversized peninsular island unit which doubles up as a breakfast bar. Integrated fridge freezer and dishwasher. There is then a set of five pane bi folding doors opening out onto the Rear Garden.

First Floor Landing. Having a spindle balustrade to return the staircase opening. uPVC double glazed window to the front elevation with attractive plantation shutters plus a further double glazed door opening onto a balcony. Spindle staircase rises to the Second Floor. Coved ceiling. Inset spotlights. Doors provide access to the Two of the Bedrooms and Shower Room.

Bedroom One. An excellent sized double bedroom having two uPVC double glazed windows to the rear elevation providing views over the Gardens and Fields beyond with attractive plantation shutters. Coved ceiling. Inset spotlights. Door through to the En Suite Shower Room.

Shower Room. Fitted with a suite comprising of enclosed shower cubicle with thermostatic shower. Vanity sink unit. WC. Wall mounted period style heated towel rail radiator. Inset spotlights to the ceiling.

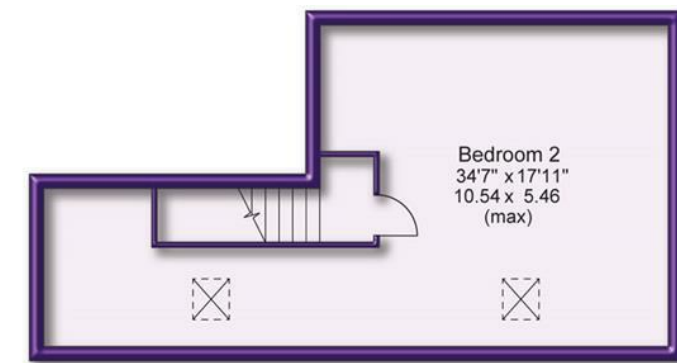
Bedroom Three. Another good size bedroom having a vertical uPVC double glazed virtually full height window to the front elevation with attractive plantation shutters. Coved ceiling. Inset spotlights.

Shower Room. Refitted with a contemporary suite comprising of large walk in shower with thermostatic shower. Vanity sink unit with circular ceramic sink. WC. Wall mounted period style heated towel rail radiator. Inset spotlights to the ceiling. uPVC double glazed windows to the front elevation. Inset spotlights to the ceiling.

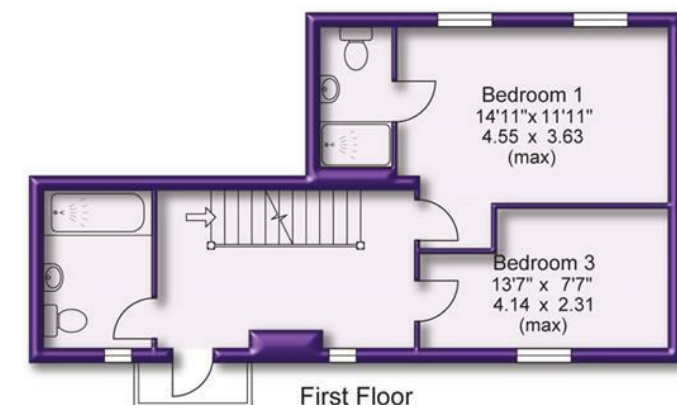
Second Floor Landing. Door through to Bedroom Two.

Bedroom Two. An impressive large bedroom with lots of character with exposed beams. Skylight Velux window to the front elevation.

Perfect if you want a something a bit different!

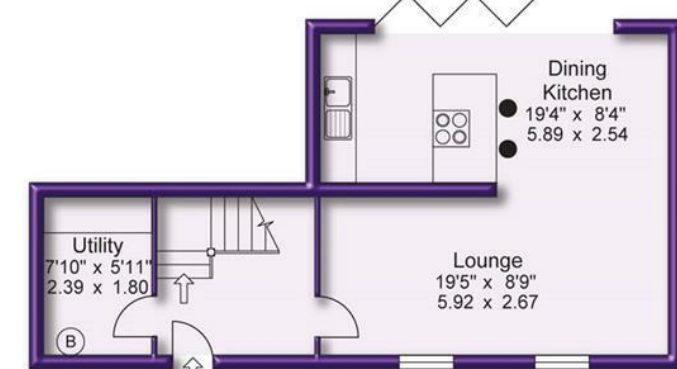


Second Floor



First Floor

Approx Gross Floor Area = 1410 Sq. Feet
= 131.1 Sq. Metres



Ground Floor