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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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National Association of Estate Agents

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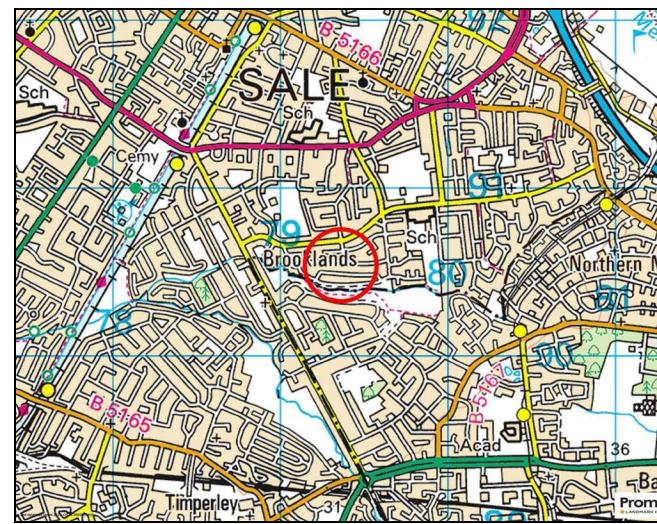
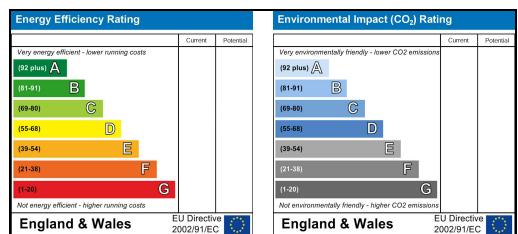


INDEPENDENT ESTATE AGENTS



## energy efficiency

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



# overview

AN IMPRESSIVE, COMPREHENSIVELY UPGRADED AND EXTENDED, THREE/FOUR BEDROOMED SEMI DETACHED WHICH IS IDEALLY ZONED FOR BROOKLANDS PRIMARY SCHOOL. STYLISH CONTEMPORARY INTERIOR. WONDERFUL GROUND FLOOR SPACE.

Hall. WC. Lounge. Dining Room. Sitting Room/Bed 4. Fantastic Breakfast Kitchen. Large Utility. Three Bedrooms. Bathroom. Driveway. Gorgeous landscaped Gardens. Energy Rating:

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# in detail

A fabulous, comprehensively extended and refurbished, Three/Four Bedroomed Semi-Detached which enjoys fantastic family accommodation.

The location is always very popular, being zoned for Brooklands Primary School and within an easy reach of the Metrolink and Sale Grammar School.

The property has a stylish modern interior, Contemporary Kitchen and Bathroom fittings, and neutral re decoration throughout.

In addition to the Accommodation there is Driveway Parking and a superb landscaped rear garden.

An internal viewing will reveal:

Entrance Hall. Having uPVC double glazed front door. Inset spotlights to the ceiling. Spindle staircase rises the First Floor. Doors open to the Ground Floor WC, Lounge, Kitchen and Sitting Room.

Sitting Room/Bedroom 4. Having a uPVC double glazed angled bay window to the front elevation. Inset spotlights to the ceiling.

Lounge. A well proportioned reception room having a uPVC double glazed angled bay window to the front elevation. Hollowed out chimney breast feature with cast iron wood burning stove. Opening into the Dining Room.

Dining Room. Another good sized reception room having a set of uPVC double glazed patio doors opening to the Rear Garden.

Breakfast Kitchen. Re fitted with an extensive range of base and eye level units with worktops over and inset oversized white ceramic sink unit with mixer tap. Ample space for a ranged cooker. Integrated fridge freezer and dishwasher. uPVC double glazed French doors opening to the Rear Garden. Part valued ceiling. Door through to the Utility Room.

Utility Room. Another great sized room with plumbing making it an ideal utility room but can also be used as a great space if you work from home. uPVC double glazed window to the rear.

First Floor Landing. Having a staircase to return the staircase opening. Opaque uPVC double glazed window to the side elevation. Large loft access point with pull down ladder. Loft has been boarded to provide excellent additional storage space. Doors then open to the Three Bedrooms and Bathroom.

Bedroom One. A well proportioned double bedroom having a uPVC double glazed angled bay window to the front elevation. Built in wardrobes to one wall.

Bedroom Two. Another good double room having a uPVC double glazed window to the rear elevation providing views over the Gardens.

Bedroom Three. Having a uPVC double glazed window to the front elevation. Built in wardrobes.

Bathroom. Fitted with a suite comprising of deep tiled double ended bath with electric shower over and fitted glass shower screen. Wash hand basin. WC. Wall mounted polished chrome towel rail radiator. Tiled floor. Tiled walls. Opaque uPVC double glazed window to the rear and side elevation. Inset spotlights to the ceiling.

Outside to the front the property has ample driveway parking.

To the rear the property has a wonderful landscaped garden, having a covered patio adjacent to the house with permanent roof over, main area of lawn with established borders surrounding and further patio areas. There is an ideal brick built BBQ area and timber built garden bar so perfect for entertaining!

A Superb family home within this ever popular neighbourhood

Approx Gross Floor Area = 1067 Sq. Feet  
= 99.2 Sq. Metres

