



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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£550,000

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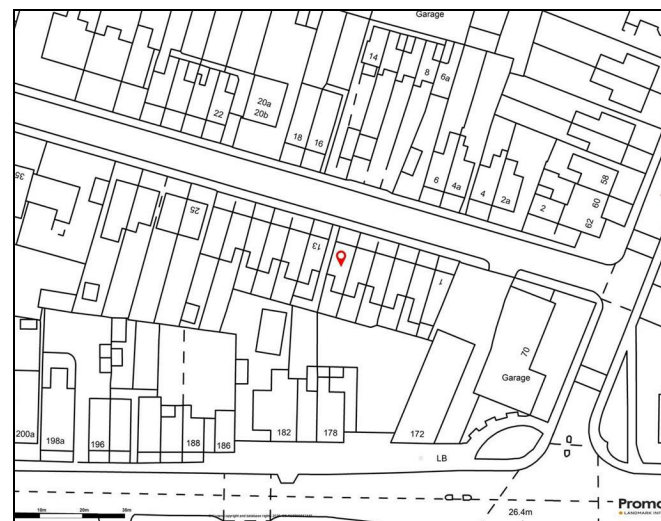
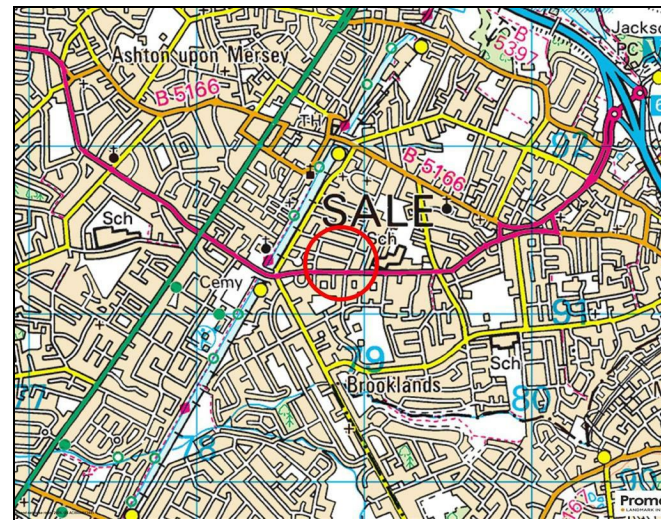


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energy efficiency

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



overview

A STUNNING, COMPREHENSIVELY UPGRADED AND EXTENDED, FOUR BEDROOMED PERIOD END TERRACE. FANTASTIC LOFT + CELLAR CONVERSIONS. STYLISH INTERIOR. POPULAR CLUSTER OF ROADS IDEAL FOR THE TOWN CENTRE AND METROLINK.

Hall. Lounge. Dining Room. Extended Kitchen with bi fold doors. Study/Play Cellar Conversion. Four Bedrooms over the upper floors. Two Bath/Shower rooms, one en suite. Private rear courtyard. Resident Permit Parking.

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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 stunning, comprehensively upgraded and extended, Four Bedroomed Period End Terrace which offers over 1500 sqft over four floors including a fabulous Loft and Cellar Conversions

South Grove is an ideal location within this small cluster of roads which is a short distance to Brooklands Metrolink, Local Shops, Town Centre and several of the popular Schools including Springfield Primary, Brooklands Primary and Sale Grammar.

Internally, there is a stylish interior with re fitted kitchen and bathroom, replacement floor coverings and some lovely period features such as reproduction radiators, tall coved ceilings, picture rails and fireplaces.

There is a Resident Permit Parking Scheme in place within the neighbourhood.

An internal viewing will reveal:

Recessed Porch with black and white tiled floor and step to a panelled front door with stained and leaded glass.

Hallway. Having a Herringbone design flooring. Staircase with stair runner rises to the first floor. Coved ceiling, dado rail and panelling. Panelled doors open to the Lounge and Dining Room.

Lounge. A well proportioned reception room having a wide angled three section bay window to the front with attractive Plantation shutters. Period fireplace feature to the chimney breast. Continuation of the Herringbone design flooring. Coved ceiling, Built in shelving to each of the alcoves with lighting underneath. Open to the Dining Room.

Dining Room. Another good sized room, open plan to the Breakfast Kitchen. Continuation of the Herringbone flooring. Stripped panelled door provides access to the lower ground floor. Built in cupboards to one of the alcoves with shelving and storage to the other again with in built lighting.

Breakfast Kitchen, an excellent sized extended space, having a set of bi fold doors oping to the Courtyard garden. The kitchen is fitted with an extensive range of base and eye level units with Quartz worktops over incorporating an island unit which doubles up as a breakfast bar. Built in appliances include oven, hob ,extractor, fridge freezer, dishwasher, washing machine and wine chiller. Part vaulted ceiling with sky light. Continuation of the Herringbone flooring.

Lower Ground Floor. The cellars have been converted to provide a wonderful amount of extra space. Perfect as a Home Office, Playroom or Gym! The room has a uPVC double glazed window to the front. Built in cupboards to the alcoves, one housing the gas central heating boiler. Stripped panelled door opens to further storage where the current vendors keep their tumble dryer.

First Floor Landing. Having a spindle balustrade to return the staircase opening. Spindle balustrade rises to the Second Floor. Stripped panelled doors provide access to two of the bedrooms and Family Bathroom.

Bedroom Two. An impressive large double bedroom having two uPVC double glazed windows to the front elevation with attractive plantation shutters. Period fire surround to the chimney breast. Built in wardrobes. Inset spotlights to the ceiling.

Bedroom Three. Having a uPVC double glazed window to the rear elevation. Period fire surround to the chimney breast. Built in wardrobe.

Family Bathroom. Fitted with a suite comprising of freestanding claw foot bath with central chrome mixer tap. Separate walk in shower cubicle with thermostatic shower. Wash hand basin. WC. Opaque uPVC double glazed window to the side elevation. Wall mounted chrome towel rail radiator.

Second Floor Landing. Having doors opening to Bedroom One and Four.

Bedroom One. A magnificent large converted loft room having two velux skylight windows to the front elevation. Storage space within the eaves. Inset spotlights to the ceiling. Door through to the En Suite Shower Room.

En Suite Shower Room. Fitted with a suite comprising of large walk in shower enclosure with electric shower. Wash hand basin. WC. Opaque uPVC double glazed window to the rear elevation. Inset spotlights to the ceiling. Period style towel rail radiator.

Bedroom Four is currently utilised as a Playroom, but could also be used as a small Double Bedroom, having a uPVC double glazed window to the rear elevation. Inset spotlights to the ceiling.

Outside there is a lovely low maintenance rear courtyard garden mostly laid with artificial lawn with further paved area and brick retaining rear wall.

A wonderful example of its type!

- Freehold
- Council Tax Band - C

