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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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Offers Over £500,000





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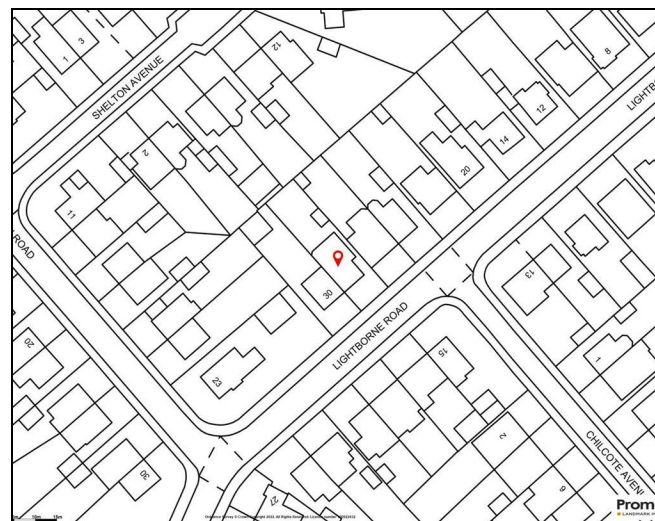
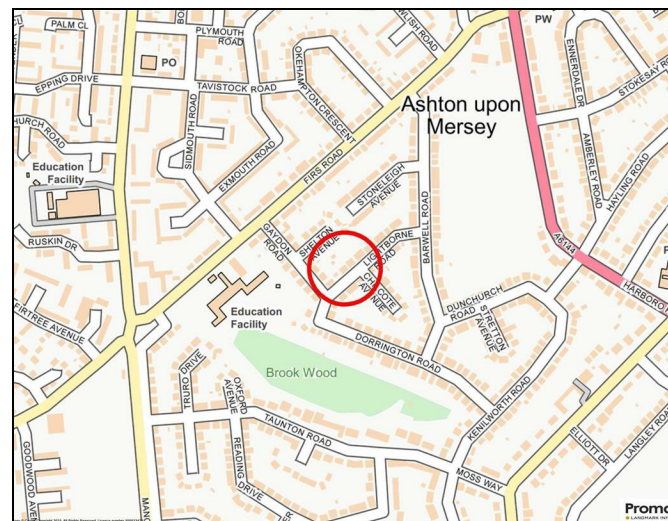
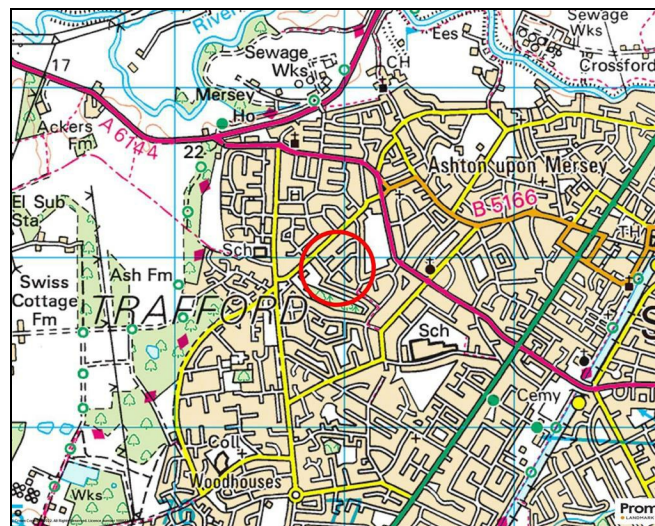
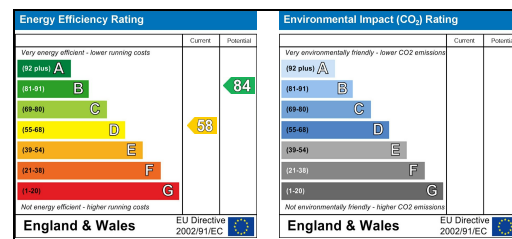


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

****NO CHAIN** A STUNNING, COMPREHENSIVELY EXTENDED AND UPGRADED, THREE BEDROOMED SEMI DETACHED. AMAZING LARGE LIVING DINING KITCHEN WITH BI-FOLD DOORS. HIGH SPEC FITTINGS. BEAUTIFUL LANDSCAPED GARDENS.**

Hall. Lounge. Fantastic, large, Open Plan Living Dining Kitchen. WC + Utility. Three Bedrooms. Contemporary Bathroom. Driveway Parking. Garage. Superb Private Garden.

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

A stylish, comprehensively extended and upgraded, Three Bedroomed Semi-Detached which follows a wonderful, contemporary design theme throughout.

The location is ideal, being on a popular road. The house is in the catchment of an outstanding primary school as well as being near Ashton upon Mersey School.

The whole property has undergone a huge transformation, including a full-width rear extension, creating a fabulous, large, Open Plan Living Dining Kitchen which has a vaulted ceiling, Velux windows and wide bi-folding doors opening to the Garden.

In addition to the Accommodation, there is ample Driveway Parking, Garage and a lovely, Private rear Garden.

An internal viewing will reveal:

Recessed Porch with opaque, leaded, uPVC double glazed front door with windows flanking both sides and above.

Entrance Hallway, having a spindled staircase rising to the First Floor. Coved ceiling. Contemporary oak doors then provide access to the Lounge and Open Plan Living Dining Kitchen.

Lounge. A well-proportioned Reception Room, having a uPVC double glazed bay window to the front elevation. Attractive, hollowed-out chimney breast with woodburning, cast iron stove and beam above.

Open Plan Living Dining Kitchen. A wonderful, large Family Living Space, having a part-vaulted ceiling with two, large, skylight Velux windows. There is then a set of three-section bi-folding doors opening out onto the rear Garden, plus, an additional, uPVC double glazed window to the rear. Feature multi fuel stove to one wall.

The Kitchen itself is fitted with an extensive range of base and eye-level units with chrome handles and woodblock worktops over with inset, white ceramic sink unit with period-style mixer tap. Ample space for a range cooker (maybe available subject to further negotiation) with oversized, 'Spray', stainless steel extractor hood over. Integrated dishwasher. Ample space for an American-style fridge freezer. Underfloor heating. Extensive, inset LED spotlights to the ceiling. Door opens to the Utility Room.

Utility Room, having an opaque, uPVC double glazed door opening to the side. Fitted base unit with space plumbing suitable for a washing machine. Door through to the Ground Floor WC.

Ground Floor WC fitted with a low-level WC. Wall-hung wash hand basin. Opaque, uPVC double glazed window to the side elevation.

First Floor Landing, having a spindled balustrade to the return of the staircase opening. Opaque, uPVC double glazed window to the Half Landing. Contemporary oak doors provide access to the Three Bedrooms and Bathroom. Coved ceiling. Loft access point.

Bedroom One. An excellent-sized Double Bedroom, having a uPVC double glazed bay window to the front elevation. Built-in wardrobes to the full length of one wall.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the rear elevation providing views over the Garden. Coved ceiling.

Bedroom Three, having a uPVC double glazed window to the front elevation. Coved ceiling.

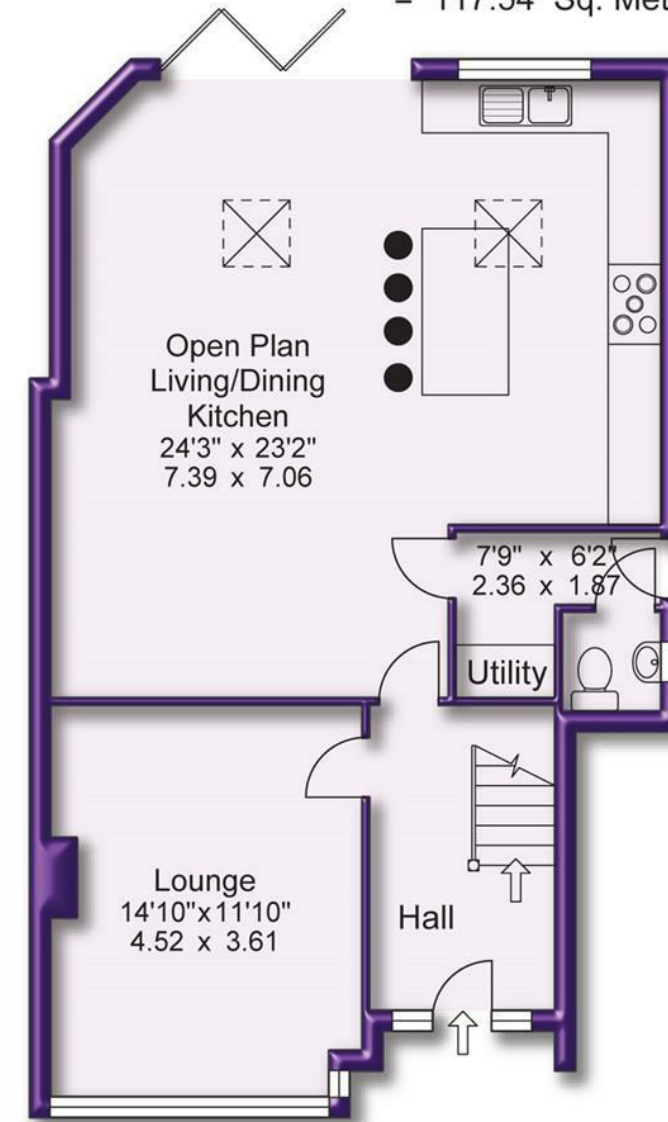
A stylish Bathroom, re-fitted with a contemporary suite, comprising of: double-ended, tiled panelled bath with central chrome mixer taps, plus, thermostatic shower over and fitted glass shower screen, wall-hung vanity sink unit with twin drawers beneath, low-level WC. Wall-mounted, heated, polished chrome towel rail radiator. Part-tiled walls. Tiled floor. Inset spotlights to the ceiling. To, opaque, uPVC double glazed windows to the rear elevation. Built-in storage cupboard which also houses the 'Worcester', gas central heating boiler.

Outside, there is Driveway Parking to the front, there are then gates at the side providing access to the rear Garden and Garage.

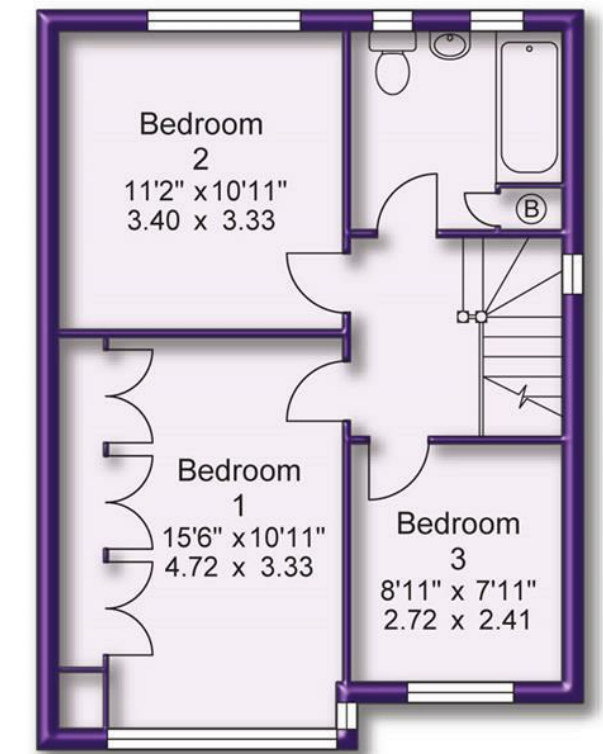
To the rear is a superb Garden, having a large Patio Area leading to the main area of lawn with borders surrounding.

A wonderful example of its type!

Approx Gross Floor Area = 1268 Sq. Feet
= 117.54 Sq. Metres



Ground Floor



First Floor