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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

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114 Craddock Road

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Offers Over £400,000





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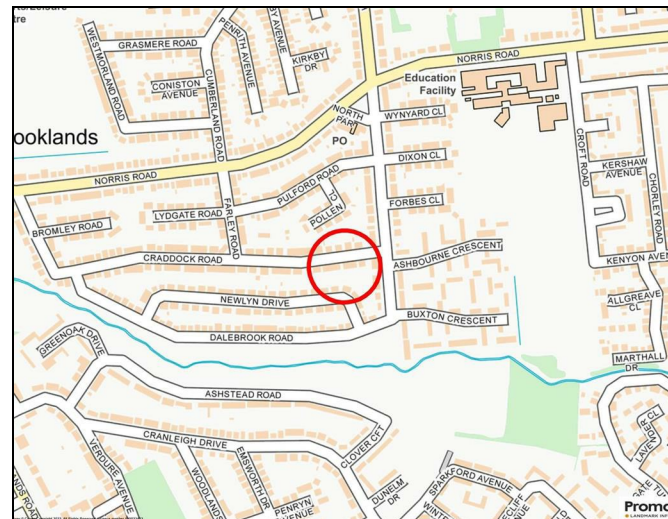
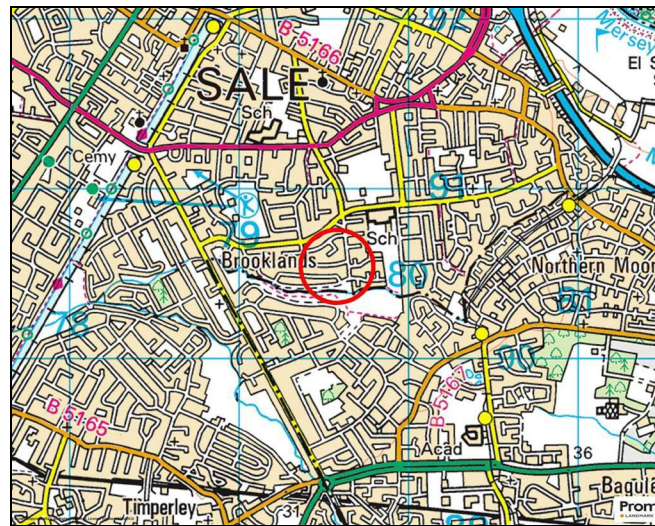


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

****NO CHAIN****A SUPERB THREE BEDROMED SEMI DETACHED IDEALLY SITUATED WITHIN THIS POPULAR NEIGHBOURHOOD ZONED FOR BROOKLANDS PRIMARY. GOOD SIZED ROOMS THROUGHOUT. LOVELY PRIVATE REAR GARDEN.

Hall. Lounge. Dining Room. 20' Lounge. Sitting Room. 17' Kitchen. Three Bedrooms. Bathroom. Lovely South Facing Garden. Large Summerhouse Den.

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 superb, Three Bedroomed Semi-Detached which offers good-sized rooms throughout and a lovely, private, south facing rear Garden.

This neighbourhood is consistently popular, being of easy reach to several of the local schools to include Sale Grammar and Brooklands Primary.

Internally, the property has modern Kitchen and Bathroom fittings and neutral re-decoration throughout.

In addition to the Accommodation, there is ample Driveway parking, Gardens and a large Summerhouse at the back of the Garden - perfect as a Den!

An internal viewing will reveal:

Entrance Hall, having an opaque, uPVC double glazed front door. Spindled staircase rises to the First Floor with useful, under stairs storage cupboard. Doors then provide access to the Dining Room, Lounge and Kitchen.

Dining Room. A well-proportioned Reception Room, having a bay window to the front elevation. Part-hollowed-out chimney breast feature. Built-in cabinets and shelving to one of the alcoves. Opening into the Lounge.

Lounge. A good-sized Reception Room, having an angled, uPVC double glazed, bay window to the rear elevation providing views over the Garden. Hollowed-out chimney breast feature. Coved ceiling.

The Kitchen is fitted with a range of modern base and eye-level units with chrome 'T' bar handles and worktops over with inset, stainless steel sink unit with mixer tap. Built-in, 'Bosch', stainless steel fronted, electric oven with four ring gas hob and extractor hood over. Ample space for a range of freestanding appliances. uPVC double glazed window to the rear elevation providing views over the Garden and a uPVC double glazed, square bay window to the side. Opaque, uPVC double glazed door opens to outside.

First Floor Landing, having an opaque, uPVC double glazed window to the Half Landing. Spindled balustrade to the return of the staircase opening. Doors then provide access to the Three Bedrooms, Bathroom and Separate WC. Loft access point. Picture rail surround.

Bedroom One. An excellent-sized Double Bedroom, having a bay window to the front elevation. Picture rail surround.

Bedroom Two. Another good-sized Double Bedroom, having an angled, uPVC double glazed bay window to the rear elevation overlooking the Gardens.

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

The Bathroom is fitted with a suite, comprising of: 'P' shaped panelled bath with thermostatic shower and curved fitted glass shower screen, pedestal wash hand basin. Opaque, uPVC double glazed window to the rear elevation. Tiled floor. Part-tiled walls. Built-in storage cupboard which also houses the 'Ideal', gas central heating boiler.

Separate WC, fitted with a low-level WC. Opaque, uPVC double glazed window to the side elevation. Tiled floor. Part-tiled walls.

Outside, to the front, the property is approached via a paved Driveway, providing ample off street Parking; this then continues down the side via a timber gate and through to the rear Garden.

To the rear, the property enjoys a lovely, good-sized, established Garden with paved Patio Area leading onto the main area of lawn with well-established borders surrounding.

At the back of the property is a large Summerhouse with double doors to the front.

Approx Gross Floor Area = 1042 Sq. Feet
= 96.59 Sq. Metres

