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INDEPENDENT ESTATE AGENTS  
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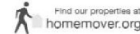


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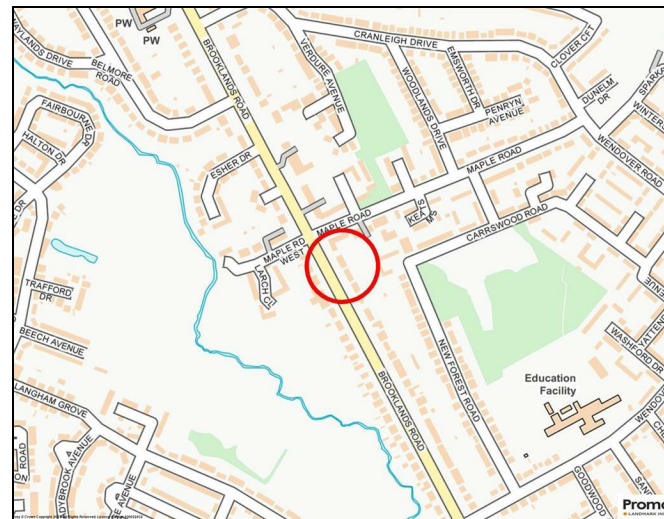
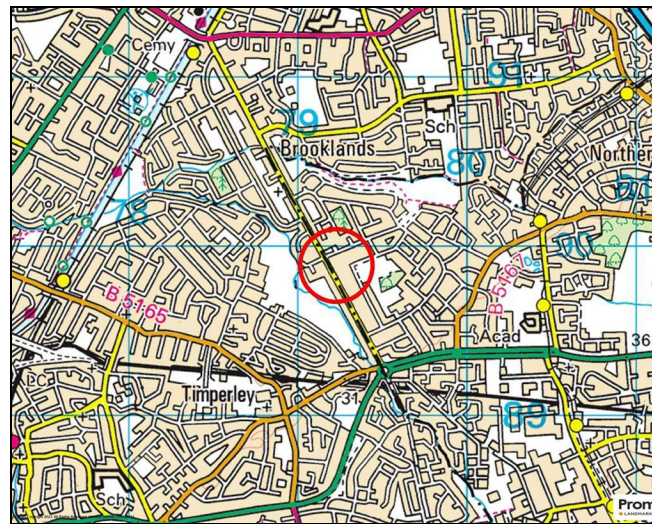


## energy efficiency

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Current	Potential
(92-100) A			(02-10) A	
(81-91) B			(11-17) B	
(69-80) C			(28-40) C	
(55-68) D			(45-48) D	
(39-54) E			(59-64) E	
(21-38) F			(81-83) F	
(1-20) G			(101-105) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions	

England & Wales EU Directive 2002/91/EC



# Overview

A SUPERBLY PROPORTIONED, MUCH IMPROVED, FOUR BEDROOMED SEMI DETACHED WHICH ENJOYS A WONDERFUL 0.151 ACRE PLOT WITH REAR GARDEN EXTENDING TO APPROACHING 100FT. FABULOUS FAMILY ACCOMMODATION.

Porch. Hallway. Lounge. Dining Room. Breakfast Kitchen. Family Room glass extension. Four Bedrooms. Two Bathrooms, one En Suite. Extensive Parking. Garage. Fabulous established gardens.

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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

An impressive, much upgraded, Four Bedroomed Semi Detached which offers superb Family Accommodation extending to over 2000 sqft.

The property enjoys a stunning approximately 0.151 acre mature Garden Plot, with the rear Garden extending to approaching 100ft in length

The location is ideal, within this ever popular neighbourhood, close to several Schools, as well as being within an easy reach of the Metrolink at Brooklands and Timperley Village.

Externally there is ample driveway parking, Garage and a stunning large rear garden.

An internal viewing will reveal:

Entrance Porch. Having a uPVC double glazed front door with windows flanking both sides. Step up to an original panelled door through to the Entrance Hallway.

Entrance Hallway. A fabulous large entrance into the property having a spindled and side panelled staircase rising to the First Floor. Useful understairs storage. Parquet wood flooring. Reproduction period style central heating radiator. Doors then provide access to the Lounge, Dining Room and Family Kitchen.

Lounge. An impressive large Reception Room having a uPVC double glazed angled bay window to the front elevation. Continuation of the original parquet wood flooring. Hollowed our chimney breast feature with cast iron wood burning stove set up on a raised stone hearth. Coved ceiling.

Dining Room. Another large Reception Room having a large opening into the Family Room. Open fireplace feature to the chimney breast. Continuation of the original parquet wood flooring. Opening to the family room.

Family Breakfast Kitchen. A good sized Kitchen fitted with a range of base style of units with polished chrome handles and worktops over with inset one and a half bowl sink unit with mixer tap. Built in Siemens double oven with four ring gas hob and stainless steel glass extractor hood over. Integrated fridge freezer and dishwasher. Large island unit which doubles up as a breakfast bar. UPVC double glazed window to the rear. Large opening to the Family Room.

Family Room. A superb addition to the property, having a glass roof, oversized sliding doors to the rear plus a set of bi fold doors to the side, all providing fabulous views over the large rear garden.

First Floor Landing. Having a spindle balustrade to return the staircase opening. Loft access point. Doors then provide access to the Four Bedrooms, Family Bathroom and Additional WC.

Bedroom One. A wonderful large double bedroom having a uPVC double glazed angled bay window to the front elevation. Picture rail surround. Door through to the En Suite Bathroom.

En Suite Bathroom. Fitted with a suite comprising of tiled panelled bath with wall mounted mixer taps and thermostatic shower over with fitted glass shower screen. Wall hung wash hand basin. Wall mounted heated polished chrome tile rail radiator. Opaque uPVC double glazed window to the front elevation. Inset spotlights to the ceiling.

Bedroom Two. Another good double room having a uPVC double glazed window to the rear elevation providing fabulous views over the Large Rear Garden. Picture rail surround.

Bedroom Three. Having a uPVC double glazed window to the rear elevation again enjoying views over the Rear Garden. Picture rail surround. Double doors open to a useful storage cupboard. Twin drawer vanity sink unit.

Bedroom Four. Having a uPVC double glazed window to the front elevation. Skylight Velux window to the side. Handless built in storage cupboards to one wall.

Family Bathroom. A good sized bathroom fitted with a suite comprising of freestanding bath with wall mounted mixer taps.

Separate large walk in shower enclosure with thermostatic shower. Wash hand basin set on polished chrome legs and frame with glass shelving beneath. WC. Opaque uPVC double glazed window to the side elevation with attractive plantation shutters. Period style heated towel rail radiator. Inset spotlights to the ceiling. Additional WC fitted with a low level WC. Opaque uPVC double glazed window to the side elevation.

Outside, the property is set back from the road and has ample driveway parking. This then leads to the attached Garage.

To the rear the property enjoys a fabulous large established garden extending to almost 100ft in length. Mostly laid to lawn with extensively stocked borders, at the back of the garden there are paved patio areas making a perfect hidden entertaining area.

A wonderful family home with a garden to match!

- Freehold
- Council Tax Band F

