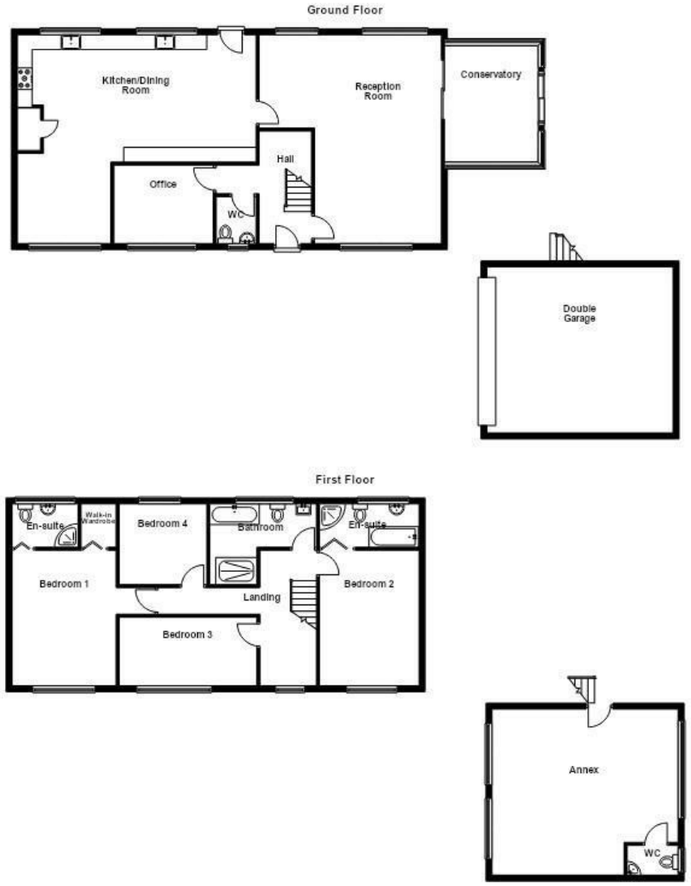
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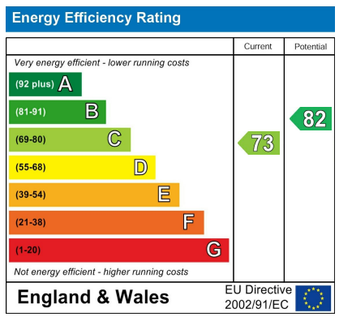












Church Road, Manchester, M29 7ET

Offers Over £800,000

AN EXCEPTIONAL FOUR BEDROOM DETACHED RESIDENCE IN THE PRESTIGIOUS ASTLEY CONSERVATION AREA

Occupying an enviable, secluded position within the prestigious Astley Conservation Area, this remarkable four-bedroom detached residence has undergone a complete transformation to an exceptional standard, creating a truly distinguished family home where contemporary luxury meets picturesque countryside surroundings.
Immaculately presented throughout, the property boasts exceptionally spacious, light-filled accommodation, with magnificent picture windows perfectly framing the beautiful scenery and mature greenery beyond. An intelligently designed, versatile floorplan offers endless possibilities for families to tailor the accommodation to their individual lifestyles.
The ground floor features an impressive L-shaped lounge, dedicated home office, delightful conservatory and a stunning open-plan kitchen and dining area, ideal for both sophisticated entertaining and everyday family living. Upstairs, four generously proportioned bedrooms include two luxurious en-suite bedrooms, complemented by a beautifully appointed family bathroom.
Despite its substantial proportions, the residence retains a wonderfully warm and welcoming atmosphere, benefiting from impressive energy efficiency and year-round comfort.
Externally, the property occupies a beautifully established, private plot, approached via secure gated access with extensive off-road parking. An enviable detached double garage provides exceptional additional accommodation, with versatile annexe space above incorporating a home gym, bar and WC.
The setting is simply extraordinary. Surrounded by mature woodland, historic architecture and scenic greenery, the property enjoys the tranquillity and charm of rural countryside living whilst remaining just a stone's throw from the city centre, excellent amenities, schools and transport connections.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Church Road, Manchester, M29 7ET

Offers Over £800,000

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- Tenure Freehold
- Secure Gated Access With Extensive Off Road Parking And Double Garage
- An Abundance Of Indoor And Outdoor Space
- Easy Access To Major Network Links
- Council Tax Band F
- Enviable Picturesque Countryside Surroundings
- Sought After Area Surrounded By Mature Woodland
- EPC Rating C
- Immaculately Presented Family Home With Viewing Essential
- Property Has Undergone A Complete Transformation

Ground Floor

Entrance
UPVC double glazed French doors to the porch.

Porch
7'2 x 3'7 (2.18m x 1.09m)

Two UPVC double glazed full length windows, tiled flooring, hardwood double glazed door to the hall.

Hall
12'6 x 10'10 (3.81m x 3.30m)

Central heating radiator, smoke alarm, tiled flooring, doors to the reception room, kitchen diner, office, WC and a staircase with oak and glass balustrade to the first floor.

WC
5'3 x 4'5 (1.60m x 1.35m)

UPVC double glazed frosted window, chrome heated towel rail, a two piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, extractor fan, tiled flooring.

Office
11'1 x 8'9 (3.38m x 2.67m)

UPVC double glazed window, central heating radiator.

Reception Room
23'2 x 20'4 (7.06m x 6.20m)

Three UPVC double glazed windows, two central heating radiators, television point, solid oak flooring, door to the kitchen diner, UPVC double glazed sliding doors to the conservatory.

Conservatory
12'7 x 10'5 (3.84m x 3.18m)

UPVC double glazed surrounding windows, two central heating radiators, polycarbonate roof, tiled flooring, UPVC double glazed French doors to the rear.

Kitchen Diner
26'7 x 23'2 (8.10m x 7.06m)

Three UPVC double glazed windows, central heating radiator, two upright central heating radiator, a range of Welford Grey high glossed wall and base units, quartz surface, two inset stainless steel sinks with mixer taps, two Neff integrated high rise electric ovens, five ring Neff gas hob with extractor hood, integrated full length fridge and freezer, integrated Neff dishwasher, integrated washing machine, smoke alarm, integrated storage with water tank and boiler, tiled flooring.

First Floor

Landing
19'5 x 15'5 (5.92m x 4.70m)

UPVC double glazed window, two central heating radiators, smoke alarm, loft access, doors to four bedrooms and bathroom.

Bedroom One
15'11 x 15 (4.85m x 4.57m)

UPVC double glazed window, central heating radiator, solid oak flooring, bifold doors to the walk in wardrobe and en suite.

Walk In Wardrobe
4'10 x 3'11 (1.47m x 1.19m)

Solid oak flooring.

En Suite
7'10 x 4'10 (2.39m x 1.47m)

UPVC double glazed frosted window, two chrome heated towel rails. A three piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, direct feed rainfall corner shower enclosure with rinse head, tiled elevations, extractor fan, tiled flooring.

Bedroom Two
15'4 x 11'1 (4.67m x 3.38m)

UPVC double glazed window, central heating radiator, solid oak flooring, bifold door to the en suite.

En Suite
11'1 x 4'10 (3.38m x 1.47m)

UPVC double glazed frosted window, two chrome heated towel rails, a four piece suite comprising of a panelled bath with mixer tap, wall mounted wash basin with mixer tap, dual flush WC, direct feed corner steam and rainfall shower with Bluetooth, sound system, rinse head and integrated shelving and seating, extractor fan, tiled flooring.

Bedroom Three
15'5 x 7'11 (4.70m x 2.41m)

UPVC double glazed window, central heating radiator.

Bedroom Four
9'9 x 8'11 (2.97m x 2.72m)

UPVC double glazed window, central heating radiator.

Bathroom
11'10 x 9 (3.61m x 2.74m)

UPVC double glazed frosted window, two chrome heated towel rails, a four piece suite comprising of a panelled bath with mixer tap, dual flush WC, pedestal wash basin with mixer tap, double direct feed rainfall walk in shower with rinse head, tiled elevations, extractor fan, tiled flooring.

External

Rear
Wrap around laid to lawn gardens, bedding, stone chippings, mature shrubs, paving, woodland areas, access to the double garage and annex.

Front
Wrap around gardens with stone chippings, bedding, mature shrubs, ample off road parking with gate and access to the double garage and annex.

Double Garage
20'6 x 18'2 (6.25m x 5.54m)

Power, lighting, water, electric up and over garage door.

Annex
20'6 x 18'2 (6.25m x 5.54m)

Three UPVC double glazed windows, two electric heaters, integrated bar, stainless steel sink with mixer tap, space for a fridge freezer, solid oak door to the WC

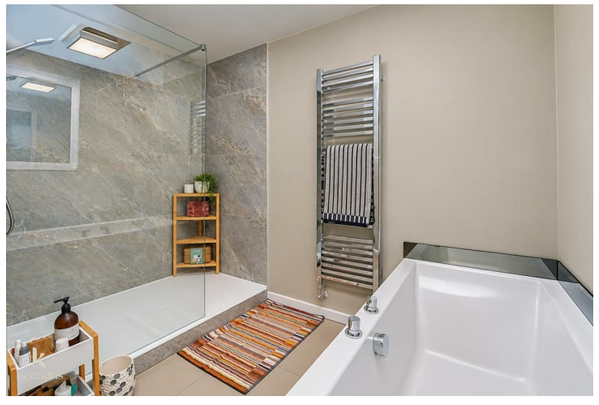
WC
5'3 x 3'6 (1.60m x 1.07m)

UPVC double glazed frosted window, a two piece suite comprising of a wall mounted wash basin with mixer tap, low basin WC.










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