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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS

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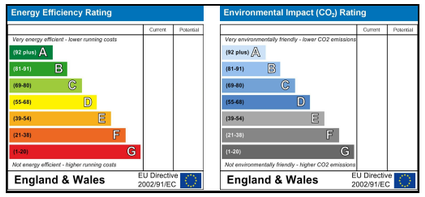
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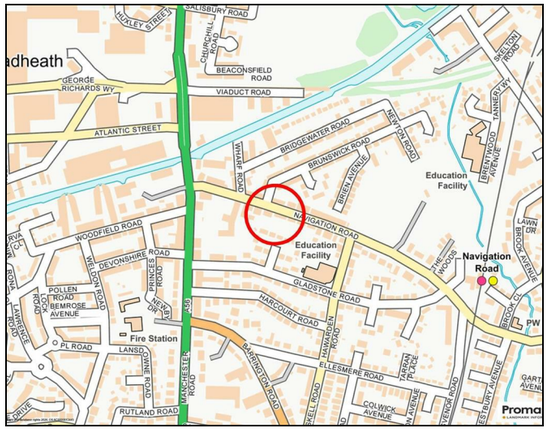
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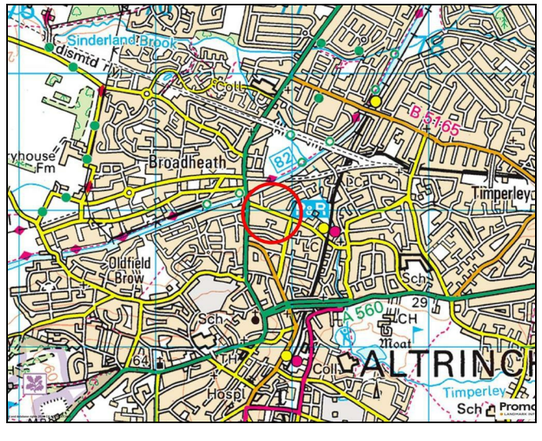
energy efficiency

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









AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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.

overview

A TRULY STUNNING AND SUPERBLY PROPORTIONED THREE BEDROOM END TERRACE ARRANGED OVER THREE FLOORS WITH PARKING AND LARGE SIZE, SUNNY ASPECT GARDEN, IN A GREAT LOCATION FOR THE TOWN CENTRE AND METROLINK. 1379sqft.

A beautifully presented modernised home showcasing stylish features throughout, that must seen to be fully appreciated. Hall. 350sqft Lounge/Dining Room. 220sqft Breakfast Kitchen. Two Double Bedrooms.
Bedroom 3/Playroom/Study. Bathroom. WC. Larger than average Garden.



in detail

A superbly sized bay fronted three bedroom Victorian End Terraced property in a supremely convenient location, close to local shops and schools and within a moments' walk of Navigation Road Metrolink giving easy access to and from Manchester.

The stunning property extends to some 1379 sqft with the accommodation providing a Hall, 350 square foot Living and Dining Room, an extended Breakfast Kitchen to the Ground Floor and Two excellent Double Bedrooms and a Bathroom to the First Floor.

To the Lower Ground Floor are the Converted Cellars provide valuable additional space ideal as an additional Third Bedrooom or Reception Room, Playroom/Study with Guest WC facility.

Externally, the property enjoys the rare and valuable feature of off road parking in addition to a larger than average south facing, therefore sunny aspect Garden to the rear.

Comprising:

Recessed Porch to a stained and leaded glass entrance door with staircase rising to the First Floor and a door leading to the Ground Floor living accommodation. Coved ceiling.

Lounge and Dining Room. A spacious through Reception Room with defined Living and Dining Areas.

The Lounge Area has wood finish flooring and features a wide bay window to the front. Fully functional cast iron open grate fireplace with tiled hearth and wood surround. There are built in cabinets to either side of the chimney breast.

The Dining Area to the rear has a window overlooking the Courtyard and Garden. Exposed brick chimney breast with cast iron multi fuel burner and stone hearth.

The Breakfast Kitchen is a fantastic space with a vaulted ceiling to the Breakfast Area with inset Velux windows in addition to French doors providing access onto a Patio Area and a window to the rear elevation making this a naturally light and bright space. There is built in seat, storage and display shelving.

The Kitchen Area has been newly renovated and is fitted with a stylish range of contemporary base and eye level units complemented by high quality quartz worktops incorporating an inset sink and drainer unit with mixer tap. Integrated appliances include a stainless steel oven, four ring gas hob with a co-ordinating extractor fan over and a dishwasher. There is space and plumbing for additional kitchen appliances. A window to the side elevation provides natural light, creating a bright and practical space ideal for everyday family living.

A panelled door from the Dining Area leads down wood finish steps to the Lower Ground Floor Converted Cellars.

Lower Hall with wood finish flooring. Panelled doors to a Reception Room/Bedroom Three and Guest WC.

Guest WC fitted with a white suite and chrome fittings, providing a WC and wall mounted wash hand basin. Tiled floor. Chrome ladder radiator.

Bedroom Three/Playroom/Study. A fabulous additional room suitable for a variety of uses with generous 6'3" ceiling height and having a deep ledge window seat set into a bay to the front with large window into a deep lightwell. Built in storage cupboard/wardrobe. Reproduction Victorian style radiator. A Utility Cupboard houses space for a stacked washing machine and dryer.

First Floor Landing with access to Two Double Bedrooms and a Family Bathroom. Loft access point.

Bedroom One is a superb sized room with two uPVC frame windows to the front elevation. New high quality bullt in wardrobes along one wall provide excellent hanging and storage space.

Bedroom Two is another excellent Double Bedroom with uPVC frame window enjoying views over the Gardens. Built in wardrobe.

The Bedrooms are served by a spacious Family Bathroom fitted with a modern white suite, providing a double ended bath with thermostatic shower over with two shower attachments, wash hand basin and WC. Built in airing cupboard housing the gas central heating boiler. Tiled walls and floor. UPVC frame window to the rear elevation.

To the side of the property there is a paved right of way access which is in the ownership of this property, but upon which neighbouring properties have right of way for wheelie bins etc. The area however does provide potential for occasional off street parking for the property and the previous owners have dropped the curb on the pavement to allow for vehicle access.

To the front there is a paved pathway and a low maintenance Garden with a beautiful corner hedge which allows for privacy. The property benefits from an EV charging point.

To the rear of the property there is a paved Patio area adjacent to the side of the house accessed via the Breakfast Kitchen. Beyond is a right of way for wheelie bin access, and a larger than average Garden that has been completely relaid with high quality timber edging and newly reseeded grass. Its south-facing aspect ensures it enjoys plenty of sunshine throughout the day.

A superb example of a most popular style of property.

A beautifully presented modernised home showcasing stylish features throughout, that must seen to be fully appreciated.

- Freehold
- Council Tax Band C

