



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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60 Brooklands Road
Sale, M33 3SJ



£835,000

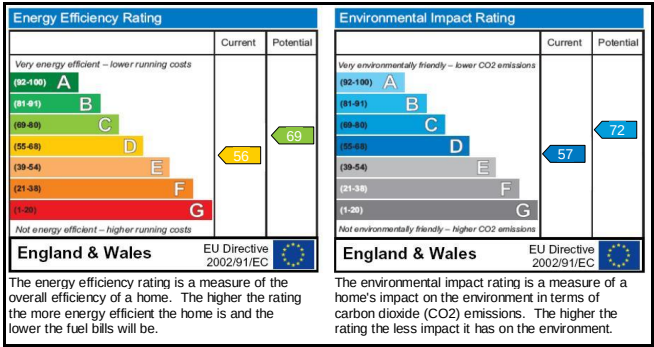
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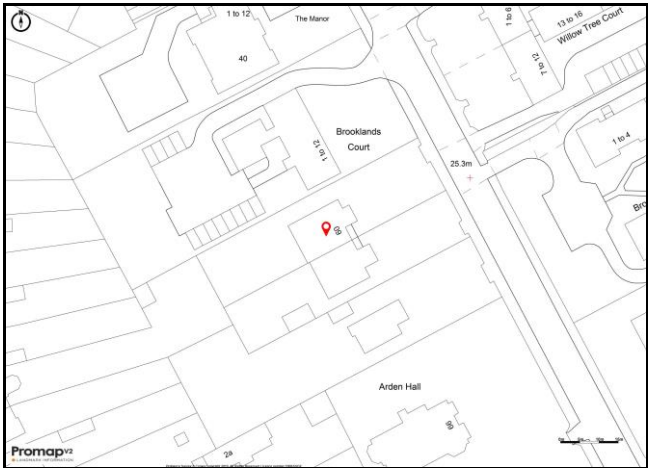
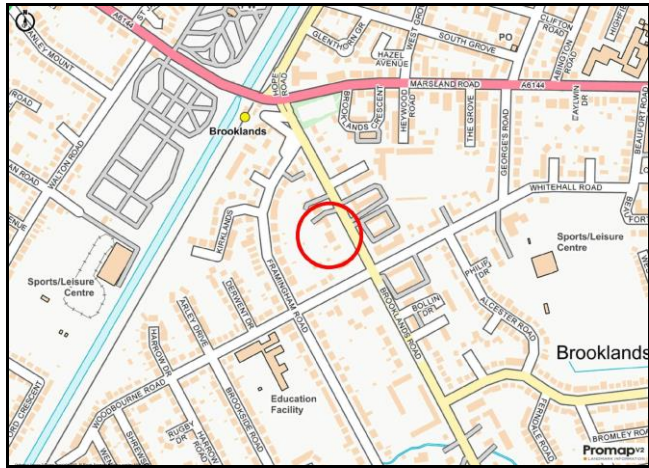
energy efficiency

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



location

From our Watersons Sale Office, continue out of the one way system on School Road and turn right onto Sibson Road. At the traffic lights, turn left onto Washway Road and proceed along for some time. At the next set of traffic lights, take a left onto Marsland Road and proceed along for its entirety. At the MetroLink Station, turn right onto Brooklands Road and continue along to the bottom. The property will be found on the right hand side.



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

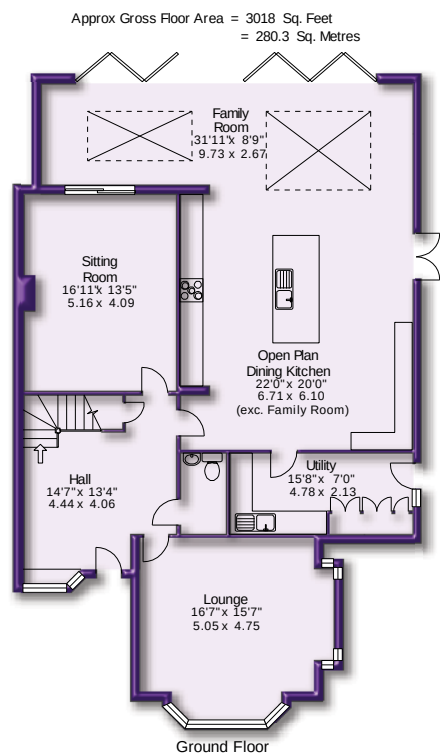
A STUNNING, COMPREHENSIVELY EXTENDED AND INTERIOR DESIGNED, FAMILY HOME OFFERING OVER 3000 SQFT OF ACCOMMODATION. INCREDIBLE AMOUNT OF SPACE. HIGH SPEC FITTINGS.

Hall. WC. Lounge. Sitting Room. Amazing 700sqft Open Plan Living Kitchen. Utility. Four Bedrooms. Three Bath/ Shower - Two En Suite. Large established landscaped Gardens. What a house! Energy Rating: D



For further information or to arrange a viewing of this property please do not hesitate to contact our Sale Office on **0161 973 6688** or via **sale@watersons.net**

in detail



A stunning, comprehensively, Extended and interior designed Family Home which enjoys over 3000 sqft of Accommodation.

The property has been greatly enhanced with a Two Storey Side Extension, vastly adding to the Accommodation including the amazing 700 sqft Open Plan Living Dining Kitchen with bi-fold doors and two, large glass Atriums.

Internally, there are high-specification Kitchen and Bathroom fittings, replacement floor covering alongside period features including coved ceiling, picture rails and lovely fireplaces.

In addition to the extensive Accommodation, there is ample Parking on a long Driveway and a wonderful, large, established Private rear Garden.

Such an ideal location, within an easy reach of several of the popular Schools including Brooklands Primary and Sale Grammar and ideal for the Tram and Shops at Brooklands.

An internal viewing will reveal:

The Accommodation

Recess Porch with step-up to a leaded, stained, opaque, glazed panelled front door.

Entrance Hallway. A lovely, large Entrance into the property - certainly setting the spacious theme that is evident throughout. Angled, UPVC double glazed window to the front elevation. Staircase rises to the First Floor. Karndeian flooring.

Doors then provide access to the Lounge, Sitting Room and Open Plan Family Kitchen. Further doors provide access to the Ground Floor WC and useful under stairs storage cupboard.

Ground Floor WC fitted with a contemporary suite comprising of: enclosed cistern WC with adjacent vanity sink unit. Part-tiled walls. Continuation of the Karndeian flooring. Wall-mounted, polished, heated chrome towel rail. Inset spotlights to the ceiling.

Lounge. A superb, large Reception Room having a wide-angled, UPVC double glazed window to the front elevation. Beautiful inglenook fireplace feature with windows to two elevations and impressive open fire with stone surround. Continuation of the Karndeian flooring. Coved ceiling. Picture rail surround.

Sitting Room. Another excellent-sized Reception Room having a set of glazed sliding doors opening to the rear Open Plan Dining Kitchen. Stripped wooden floors. Part-hollowed-out chimney breast with woodburning stove and stone hearth. Coved ceiling. Picture rail surround.

Amazing Open Plan Live In Dining Kitchen. A fantastic day-to-day informal Family Living, Dining and Working Kitchen Space featuring almost two sets of bi-folding doors opening to the rear Garden. A further set of French doors to the side and two large glass Atriums to the ceiling. Continuation of the Karndeian flooring.

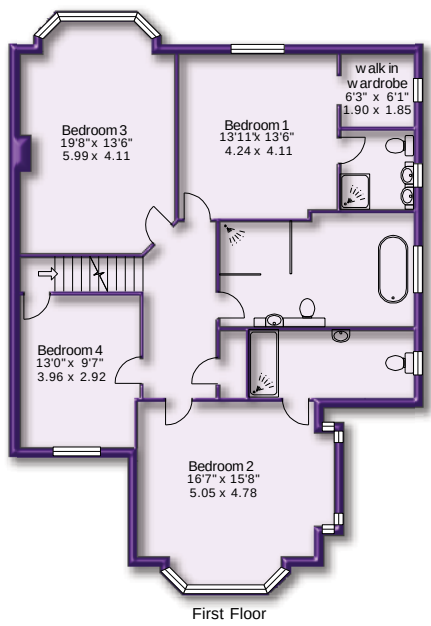
Extensive spotlights. Fixed dining bench seating to one corner.

The Kitchen is fitted with an extensive range of stone grey base and eye-level units with chrome handles and 'Compac Vanille' Quartz worktops over which incorporates a large island unit. Inset 'Franke Tectonite' sink with 'Insinkerator' boiling tap. Integrated 'Neff' appliances to include: two integrated fan assisted ovens, combination microwave oven, warming drawer, induction hob, coffee machine. Further 'Fisher and Paykel', stainless steel fronted twin drawer dishwasher. The Kitchen is arranged around a substantial island unit with integrated drinks fridge and wine cooler with the worktops returning to a Breakfast Bar. Door to the Utility.

Utility Room. A large room fitted with an extensive range of base and eye-level units with worktops over and inset sink unit. Gas central heating boiler. Door opens to the side. Continuation of the Karndeian flooring.

First Floor Landing having doors opening to the Four Bedrooms, Family Bathroom and useful storage cupboard.

Bedroom One. An impressive, large Double Bedroom having a UPVC double glazed window to the rear elevation providing views over the Garden. Doors then open to the En Suite Shower Room and walk-in wardrobe.



A stylish En Suite Shower Room re-fitted with a contemporary suite comprising of: double-width shower cubicle with thermostatic shower, twin, white ceramic sink units set upon a contemporary vanity unit with polished chrome legs, low-level WC. Tiled floor. Part-tiled walls. Inset spotlights to the ceiling. Opaque, UPVC double glazed window to the side elevation. Wall-mounted, heated, polished chrome towel rail.

Walk-in wardrobe having built-in units to both sides with open hanging rails and shelving. Opaque, UPVC double glazed window to the side elevation.

Bedroom Two. Another good Double Bedroom having a wide, UPVC double glazed, angled bay window to the front elevation with built-in window seat. Wide inglenook to one wall with windows to two elevations. Door through to the En Suite Shower Room.

A large En Suite Shower Room fitted with a contemporary suite comprising of: double-width shower cubicle with thermostatic shower, low-level WC,

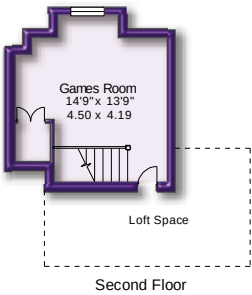
wall-hung wash hand basin. Wall-mounted, heated, polished chrome towel rail. Opaque, UPVC double glazed window to the side elevation. Inset spotlights to the ceiling.

Bedroom Three. Again, another superb, large Double Bedroom having a wide-angled, UPVC double glazed bay window to the rear elevation providing views over the Gardens. Picture rail surround.

Bedroom Four having a UPVC double glazed window to the front elevation. Picture rail surround. Door opens to a staircase which rises to the Converted Loft Games Room.

Games Room Loft Room. A fabulous addition to the property having a contemporary wood and glass balustrade staircase. UPVC double glazed window to the rear elevation providing views over the Garden. Double doors open to a useful large storage cupboard and a further door leads to access into the Loft Space.

A stunning, huge Family Bathroom fitted with a suite comprising of:



freestanding double-ended bath with floor-mounted, chrome mixer taps and shower mixer attachment, separate, large, walk-in, wet-room-style shower enclosure with multi-jet system and fixed showerhead, enclosed cistern WC with adjacent sink unit, contemporary etched glass panels to either side of the Bath Area. Two, wall-mounted, period-style, polished chrome towel rail radiators. Floor-mounted LED spotlights. Inset spotlights to the ceiling. Tiled walls.

Outside

Outside, the property is well set back from the road with a long Driveway providing ample Parking with adjacent established Gardens.

To the rear, there is a large decked Patio Area with hot tub and electronically operated retractable Awnings, lighting and Patio heaters. This then leads onto the main area of lawn with well-established borders making it extremely Private.

An incredible house!

“An incredible house!”