



252 BROOKLANDS ROAD | BROOKLANDS

OFFERS IN THE REGION OF £700,000

A superbly proportioned semi detached family home occupying a superb site of approximately 1/3 of an acre. Set within mature tree lined grounds the property offers accommodation briefly comprising superb entrance hall, living room, dining room, morning room plus dining kitchen, cloakroom, downstairs WC, four excellent bedrooms and family bathroom/WC. Off road parking to the front and detached garage with separate office to the rear. Lawned gardens extending to approx 200 feet. Viewing is essential

POSTCODE: M23 9HD

DESCRIPTION

A beautifully proportioned semi detached family home in a sought after location occupying an enviable plot approaching 1/3 of an acre.

The accommodation is approached via a large welcoming entrance hall which provides access to a large storage cupboard and also a separate downstairs cloakroom/WC To the front of the property there is a separate bay fronted dining room whilst to the rear there is a large living room with doors leading out onto the extensive rear gardens. A separate morning room leads on to a fitted dining kitchen with a range of integrated appliances and again with access onto the extensive rear gardens. To the first floor there are four excellent bedrooms and the accommodation is completed by the family bathroom/WC. There is a large loft area with two velux windows to the rear, light and power and is fully boarded for storage. There is the option for further development with the conversion of the loft space subject to the relevant permission being obtained. Externally to the front of the property there is a large driveway providing off road parking for several cars which extends to the side and has an adjacent lawned garden with well stocked flowerbeds and again screened by a variety of mature trees and shrubs.

To the rear the gardens extend to approximately 200 feet and incorporate a paved patio seating area with excellent lawned gardens beyond again with well stocked flowerbeds and enjoying a high degree of privacy.

There is also a detached garage which has a mezzanine storage level and to the rear there is an adjoining separate office/studio complete with WC.

The property is well placed being within the catchment area for highly regarded primary and secondary schools and within easy reach of Brooklands metro link station providing a commuter service into Manchester. The property is also well placed for access to the surrounding network of motorways.

A fine family home and viewing is highly recommended to appreciate the proportions of the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Glass panelled front door with matching side screen. Quarry tiled floor.

ENTRANCE HALL

18'0" x 11'2" (5.49m x 3.40m)

With leaded and stained glassed front door with matching adjacent window. Natural wood flooring. Spindle balustrade staircase returning to one side. Ceiling cornice. Radiator. Telephone point. Leaded and stained glass window to the side with secondary glazing. Access to large separate cloaks cupboard with opaque PVCu double glazed window to the side.

DINING ROOM

16'0" x 14'2" (4.88m x 4.32m)

With PVCu double glazed bay window to the front. Natural wood flooring. Tiled fireplace with gas fire. Ceiling cornice. Ceiling rose. Two radiators.

LIVING ROOM

16'5" x 14'2" (5.00 x 4.32)

Superb second reception room with a focal point of an exposed brick fireplace with quarry tiled hearth and open fire. Wood panelled ceiling. PVCu double glazed double doors provide access to the rear patio with extensive lawned gardens beyond. Laminate wood flooring.

MORNING ROOM

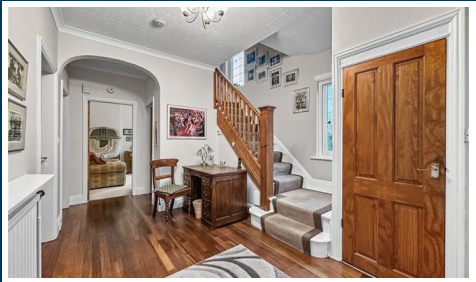
11'3" x 11'2" (3.43 x 3.40)

With a focal point of a gas fuel burner with quarry tiled hearth and exposed brick recess. Two PVCu double glazed windows to the side. Radiator.

BREAKFAST KITCHEN

16'6" x 11'2" (5.03 x 3.40)

Fitted with a comprehensive range wall and base units with contrasting heat resistant work surfaces over incorporating 1 ½ bowl sink unit with drainer. 2x integrated Bosch oven/grill plus four ring gas hob with stainless steel extractor hood above. Breakfast bar. Integrated fridge and freezer, washing machine, dryer and dishwasher. PVCu double glazed door provides access onto the rear patio with extensive lawned gardens beyond. Ample space for dining suite. Recessed low voltage lighting. Tiled splashback. Wall mounted combination gas central heating boiler. Two PVCu double glazed windows to the side.



WC

With a suite comprising low level WC and pedestal wash hand basin. Radiator. Opaque PVCu double glazed window to the side. Telephone point.

FIRST FLOOR: LANDING

Opaque leaded and stained glass window to the side. With secondary glazing. Radiator. Loft access hatch. Large storage cupboard. Ceiling cornice.

The loft measures 23' x 21' and is floored, has two velux windows to the rear and with light and power. This superb space is ripe for conversion subject to the relevant permissions being obtained.

BEDROOM 1

16'1" x 14'2" (4.90m x 4.32m)

With fitted wardrobes along one wall. PVCu double glazed window overlooking the rear gardens. Radiator. Laminate wood flooring.

BEDROOM 2

16'3" x 14'2" (4.95m x 4.32m)

PVCu double glazed bay window to the front. Radiator. Telephone point.

BEDROOM 3

11'9" x 11'2" (3.58 x 3.40)

PVCu double glazed bay window overlooking the rear garden. Radiator.

BEDROOM 4

11'2" x 9'7" (3.40 x 2.92)

PVCu double glazed window to the front. Radiator. Telephone point.

BATHROOM

9'8" x 7'10" (2.95 x 2.41)

With a suite providing panelled bath with mixer shower, separate tiled shower cubicle, low level WC and pedestal wash hand basin. Heated towel rail. Extractor fan. Tiled walls and floor. Two opaque PVCu double glazed window to the side. Chrome heated towel rail.

OUTSIDE

GARAGE

20'1" x 11'8" (6.12m x 3.56m)

Up and over door plus light and power and mezzanine storage level. Two PVCu double glazed windows to the side.

OFFICE

12'4" x 11'8" (3.78 x 3.56)

With velux window to the side. PVCu double glazed windows to the side and rear. PVCu double glazed door provides access. Door to the garage and access to WC.

To the front of the property a tarmac driveway provides off road parking for several vehicles and extends to the side and benefits from an adjacent lawned garden with well stocked flowerbeds all screened by a variety of mature trees and shrubs.

To the rear and accessed via the living room and dining kitchen there is a paved patio seating area with superb lawned gardens beyond extending to approximately 200 feet the rear portion of which is subject to a tenancy from Manchester City Council at a current rent of £25.00 pa.

SERVICES

All main services are connected including a water meter.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Trafford Band F.

TENURE

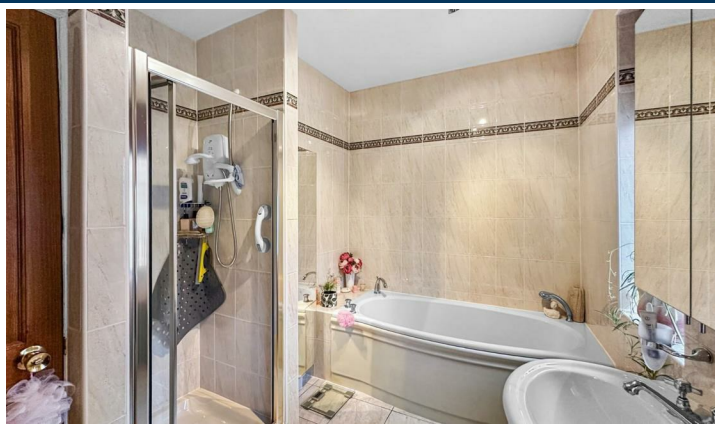
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

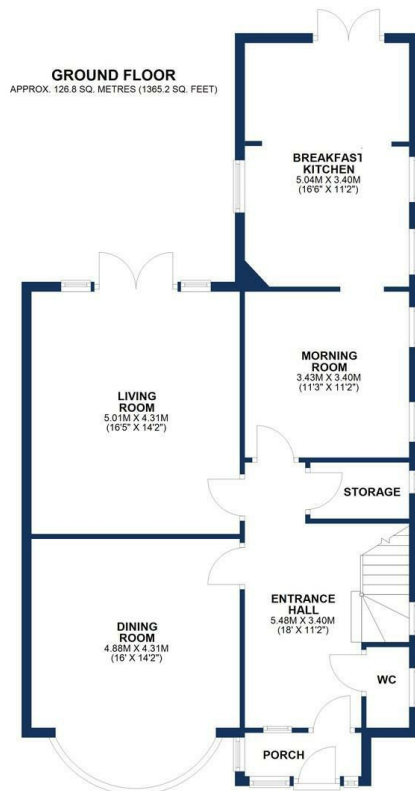
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.

EPC

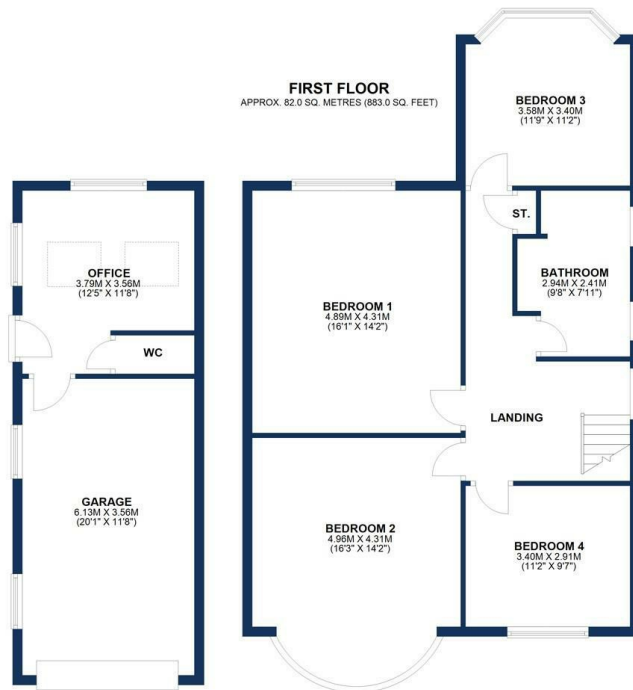
Available upon request.



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TOTAL AREA: APPROX. 208.9 SQ. METRES (2248.2 SQ. FEET)
Floorplan for illustrative purposes only



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