



**33 Stirling Drive, Buckshaw Village, PR7 7LS**  
**£284,000**

PROPERTY  
PERSPECTIVE



## The Property Perspective

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Property Perspective are delighted to be able to present to you this beautifully presented and maintained 4 bedroom detached house, situated on Buckshaw Village. Benefiting from spacious living accommodation set over 2 floors, private rear garden and single garage.

The living accommodation briefly comprises of; lounge, open plan kitchen/diner, utility room and WC/cloaks. To the first floor 3 double bedrooms, single bedroom, en-suite shower room and modern bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links, especially the M60 Manchester Ring Road with being commutable within 5 minutes.

FREEHOLD

Council tax band - D

### GROUND FLOOR

#### Lounge 15'9" x 11'0" (4.81m x 3.37m)

Carpet flooring with doors leading through to the kitchen/diner and blind

#### Kitchen/diner 15'9" x 11'0" (4.81m x 3.37m)

High quality vinyl flooring with patio doors leading to the rear garden. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood, dishwasher and fridge-freezer

#### Utility room 6'11" x 5'2" (2.13m x 1.60m)

High quality vinyl flooring with access to the rear garden and plumbing for washing machine

#### WC/cloaks

High quality vinyl flooring with 2 piece bathroom suite in white, radiator and blind

### FIRST FLOOR

#### Bedroom 14'4" x 10'4" (4.39m x 3.16m)

Carpet flooring with window to the front elevation, fitted storage and blind

#### En-suite

High quality vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure, heated towel rail and blind

#### Bedroom 9'4" x 9'6" (2.86m x 2.91m)

Carpet flooring with window to the rear elevation and blind

#### Bedroom 12'3" x 9'3" (3.75m x 2.84m)

Carpet flooring with window to the front elevation and blind

#### Bedroom 9'7" x 7'3" (2.93m x 2.21m)

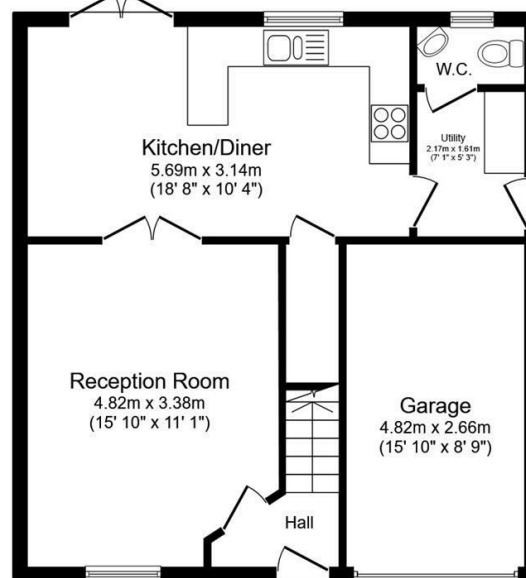
Carpet flooring with window to the rear elevation and blind

### Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, partially tiled decor, heated towel rail and blind

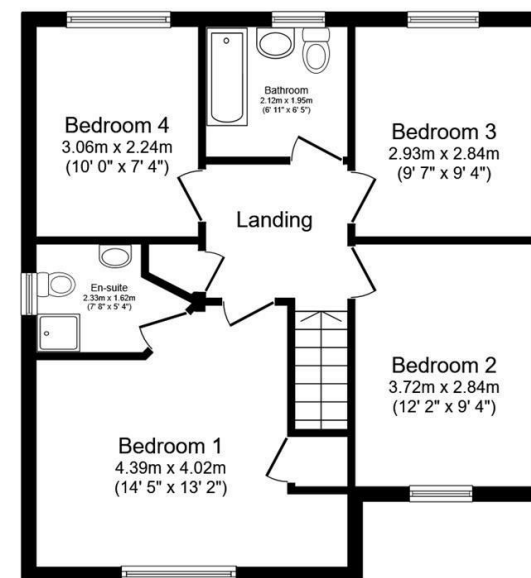
### EXTERNAL

Well presented and private rear garden with laid to lawn and patio area. Double driveway to the front of the property, leading to a single integral garage with up&over door.



Ground Floor

Floor area 59.6 sq.m. (642 sq.ft.)



First Floor

Floor area 56.3 sq.m. (606 sq.ft.)

Total floor area: 116.0 sq.m. (1,248 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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