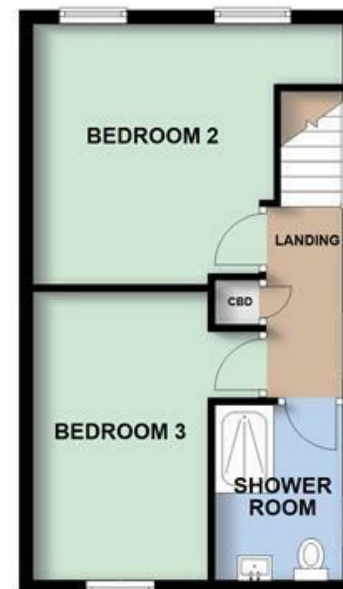


GROUND FLOOR



FIRST FLOOR



All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them. Plan produced using PlanUp.

MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.



Offered to the market with NO ONWARD CHAIN - This stunning architect-designed detached house and former workshop conversion offers versatile and well-proportioned accommodation in a secluded yet convenient location set back from Manchester Road. The ground floor comprises an entrance hall leading to a spacious open-plan kitchen/dining area with vaulted ceiling and full-height windows, a large 337.61 ft² living room, conservatory, utility room, principal bedroom with ensuite wet room, and a fourth bedroom/study. The first floor houses two further double bedrooms and a shower room. Externally, the property benefits from ample off-road parking and an enclosed, low-maintenance rear garden. Located close to the town centre, it offers easy access to local amenities, schools, and transport links.

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Council Tax Band: D
EPC Rating: D

ENTRANCE HALL

13'4 x 7'11 (max) (4.06m x 2.41m (max))

Entrance door, double glazed windows, radiator, under stairs cupboard, tiled flooring, stairs to the first floor, and a door leading to the rear garden.

KITCHEN

10'11 x 17'2 (3.33m x 5.23m)

Double glazed windows, fitted wall, base and island units, space for a range cooker, 1.5 bowl sink with a mixer tap over, integral microwave, fridge, freezer and dishwasher, radiator, and tiled flooring.

LIVING ROOM

19'8 x 17'2 (5.99m x 5.23m)

External door and double glazed windows, multi fuel burner, radiator, and oak flooring.

CONSERVATORY

10'7 x 14'10 (3.23m x 4.52m)

uPVC double glazed double doors and tiled flooring.

BEDROOM ONE

14'6 x 15'1 (4.42m x 4.60m)

Two uPVC double glazed windows, radiator, and a dressing area.

EN SUITE

11'8 x 7'2 (3.56m x 2.18m)

uPVC double glazed obscured glass window, wet room style shower, wash basin with a mixer tap, WC with a push flush, radiator, tiled walls and flooring.

UTILITY ROOM

4'10 x 7'1 (1.47m x 2.16m)

Sink and drainer with a mixer tap over, plumbing for a washing machine, and tiled flooring.

BEDROOM FOUR / STUDY

Door, double glazed window, and a radiator.

FIRST FLOOR LANDING

Double glazed window and built in cupboard.

BEDROOM TWO

12'8 x 12 (3.86m x 3.66m)

Two double glazed windows and a radiator.

BEDROOM THREE

14 x 8'6 (4.27m x 2.59m)

Double glazed window and a radiator.

SHOWER ROOM

9'2 x 6'3 (2.79m x 1.91m)

Double glazed windows, walk in shower cubicle with a wall mounted shower fitment, wash basin with a mixer tap, WC with a push flush, radiator, tiled walls and flooring.

EXTERIOR

To the front there is a tarmac driveway along with a stone outbuilding providing useful storage. To the rear is an enclosed, low maintenance garden featuring a decking, a stone paved patio seating area, flowerbeds, mature trees, a small pond, and a further stone outbuilding that could be used as a workshop.

NOTES

Tenure: Freehold

