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Harvey Scott are delighted to bring to the market this beautifully presented three bedroom Edwardian Semi-Detached property, set within a conservation area. The property is set over three levels with a well kept garden to the rear, a garage with off road driveway for several vehicles. In brief, the property comprises of a stunning entrance hallway which gives access to reception room one, reception room two, extended kitchen leading out to the rear garden and gives access to basement level. The first floor landing provides access off to bedroom one, bedroom two, bedroom three and a newly fitted four piece family bathroom. The property is fitted with Edwardian doors and original windows throughout. Opportunity to extend into the loft area to create a further bedroom and bathroom. Viewings are essential to appreciate this property, please call us on 0161 483 4444 to arrange a viewing.

ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

8' 10" x 16' 2" (2.69m x 4.93m) Max. Original Edwardian door with stained glass windows to front elevation, laminate wooden flooring throughout, panelling, ceiling architrave definitions, upper shelving, six ceiling spot lights, gas central heating radiator, power points, stairs to first floor landing comprising of period bannisters, leading to Reception Room One, Reception Room Two and Kitchen.

Reception Room One

13' 5" x 16' 7" (4.09m x 5.05m) Max. Single glazed original bay window to front elevation, coving, architrave definitions, centre ceiling light, gas fire with marble tiling and fireplace surround, gas central heating radiator and power points.

Reception Room Two

13' 5" x 16' 2" (4.09m x 4.93m) Max. Single glazed original by window to rear elevation, centre ceiling light, architrave definitions, coving, gas central heating radiator, power points and TV point, wood burner with tiling and fireplace surround, single glazed window to side elevation.

Kitchen

8' 8" x 21' 4" (2.64m x 6.50m) Max. uPVC Double glazed window to rear elevation, tiled flooring, twelve ceiling spot lights, gas central heating radiator, power points, wall mounted TV point with two overhead spotlights, splash back wall tiling, wall and base units comprising of an integrated gas oven, four ring ceramic hob, stainless steel sink with draining board, space for dishwasher and fridge freezer, uPVC Double glazed French doors to rear elevation leading out to garden, sky light in centre of extension area, stairs leading down to basement level.

First Floor

Landing

8' 10" x 10' 4" (2.69m x 3.15m) Max. Wall panelling, coving, picture rails, centre ceiling light, power points, leading to Bedroom One, Bedroom Two, Bedroom Three and Family Bathroom.

Bedroom One

13' 6" x 16' 10" (4.11m x 5.13m) Max. Single glazed original stained glass bay window to front elevation, gas central heating radiator, centre ceiling light with dimmer switch, coving, power points, leading to En-suite.

En-Suite

Laminate wooden flooring, wall tiling, three piece suite comprising of WC, wash hand basin, built in shower cubicle with glass door, five ceiling spot lights.

Bedroom Two

11' 01" x 14' 07" (3.38m x 4.45m) Max. Single glazed window to rear elevation, picture railing, centre ceiling light, power points, TV point, gas central heating radiator, built in wardrobes.

Bedroom Three

9' 07" x 7' 9" (2.92m x 2.36m) Max. Single glazed window to front elevation, gas central heating radiator, centre ceiling light, power points, access to loft through hatch.

Family Bathroom

8' 8" x 9' 6" (2.64m x 2.90m) Max. Two single glazed frosted windows to rear elevation, tiled flooring and partly tiled walls, eight centre ceiling spot lights, wall mounted heated towel rail, newly fitted four piece suite comprising of WC, wall mounted porcelain sink unit with draw, freestanding porcelain bath with shower tap, double walk in shower with rain shower head, wall mounted mirror with illuminated light effect.

Basement

Cellar Hallway

9' 08" x 15' 7" (2.95m x 4.75m) Max. Power points, centre ceiling tube light, meters.

Utility Room (Chamber One)

9' 05" x 9' 6" (2.87m x 2.90m) Max. Power points, centre ceiling light, window to chamber two, space and plumbing for additional kitchen utilities such as washing machine/dryer and fridge freezer, sink.

Game Room (Chamber Two)

15' 5" x 15' 7" (4.70m x 4.75m) Max. Centre ceiling light, power points, uPVC double glazed window to rear elevation, currently used as a game room.

External

Garage

Attached garage with up and over uPVC door to front elevation, outside rear garden access with frosted window to rear elevation. Power and lighting.

Rear Garden

Paved area for seating, outside access to Garage, rockery and steps leading down to grassed area with flower beds surround, mature trees and bushes, fence panelling surround, rear paved area for extra seating.