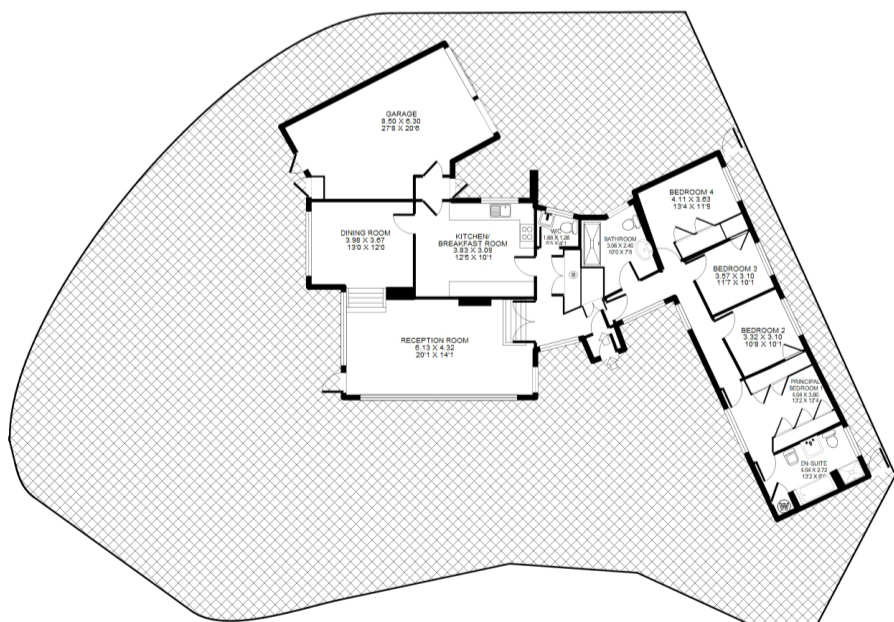





4 BEDROOM DETACHED HOUSE, FALLOWFIELD, STANMORE, HA7 3DF



TOTAL APPROX INTERNAL FLOOR AREA 184.0SQ.M/1980SQ.FT.
 THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
 AND SHOULD BE USED FOR THIS PURPOSE BY
 PROSPECTIVE APPLICANTS AS IT'S NOT TO SCALE.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	



Please call or email from an appointment. This property offers a great opportunity to live in a very desirable road in a premium location just off Stanmore Hill and the possibility of creating a dream home on this sizeable plot.

Currently a single storey bungalow with a total footprint in the region of 180sqm and a plot size approximately 950sqm this offers many possibilities to extend either upwards or outwards if required (STPP). With a wrap around road frontage this house also unusually has two driveways, one to the rear with access to twin garages and another carriage driveway to the front.

A central entrance gives access to the two distinct main structures, one for living, and one for the bedrooms. The twin garages can also be accessed internally from the kitchen and could be converted into extra living space.

Offered with no onward chain.

Council Tax band G £3,403.49



ROOM DESCRIPTIONS

Entrance Hall

An enclosed porch leads through to the main entrance hall which branches left or right for the East or West wings. Integrated cupboard for coats and electric meter and consumer unit. and another cupboard housing the gas powered warm air heating boiler. Doors to the WC, kitchen, and lounge.

Lounge

6.12m x 4.09m (20' 1" x 13' 5") Accessed through arched French doors and steps down to a very bright room with the South aspect completely glazed and further windows to the East and a glass door to the West opening onto the terrace. Impressive original marble fireplace. Steps up to the dining room.

Dining Room

3.87m x 3.12m (12' 8" x 10' 3") Full glazing to the West aspect overlooking the garden. Period wood panelling. Door to kitchen.

Kitchen

3.66m x 3.08m (12' 0" x 10' 1") Fully fitted kitchen with integrated gas hob, double oven, and dishwasher. Window to the North overlooking the driveway and garage entrances. Door through to the utility room which then leads on to the garages.

Utility Room

Rear lobby/utility room with plumbing and power for washing machine and tumble dryer. Doors to the garages and outside.

WC

Separate WC accessed from the entrance hall.

Shower Room

Principle Bedroom

3.89m x 3.75m (12' 9" x 12' 4") Window to the West. Fitted wardrobes to three sides and over the bed area, Door through to en-suite bathroom.

En-Suite Bathroom

3.89m x 2.72m (12' 9" x 8' 11") Huge room with a large window to the East. Dark blue five piece suite consisting of; bath, shower, wc, basin, and bidet. Fully tiled floor and walls.

Bedroom 2

2.86m x 2.7m (9' 5" x 8' 10") Double bedroom with window to the East and a small fitted wardrobe.

Bedroom 3

2.86m x 2.76m (9' 5" x 9' 1") Double bedroom with window to the East and a small fitted wardrobe. Plumbing for basin.

Bedroom 4

3.85m x 3.03m (12' 8" x 9' 11") Large 2nd bedroom with window to the East. Large amount of fitted wardrobes to one side.

Single Garage

5.14m x 2.64m (16' 10" x 8' 8") Accessed from the utility room and large opening through to the second garage. Electric garage door. Further storage/workshop area to the rear.

One and a Half Size Garage

7.9m x 3.66m (25' 11" x 12' 0") Very large garage with opening to the other garage. Electric garage door. Door to the rear garden.