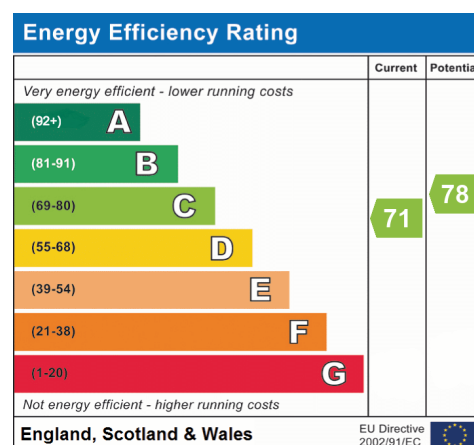
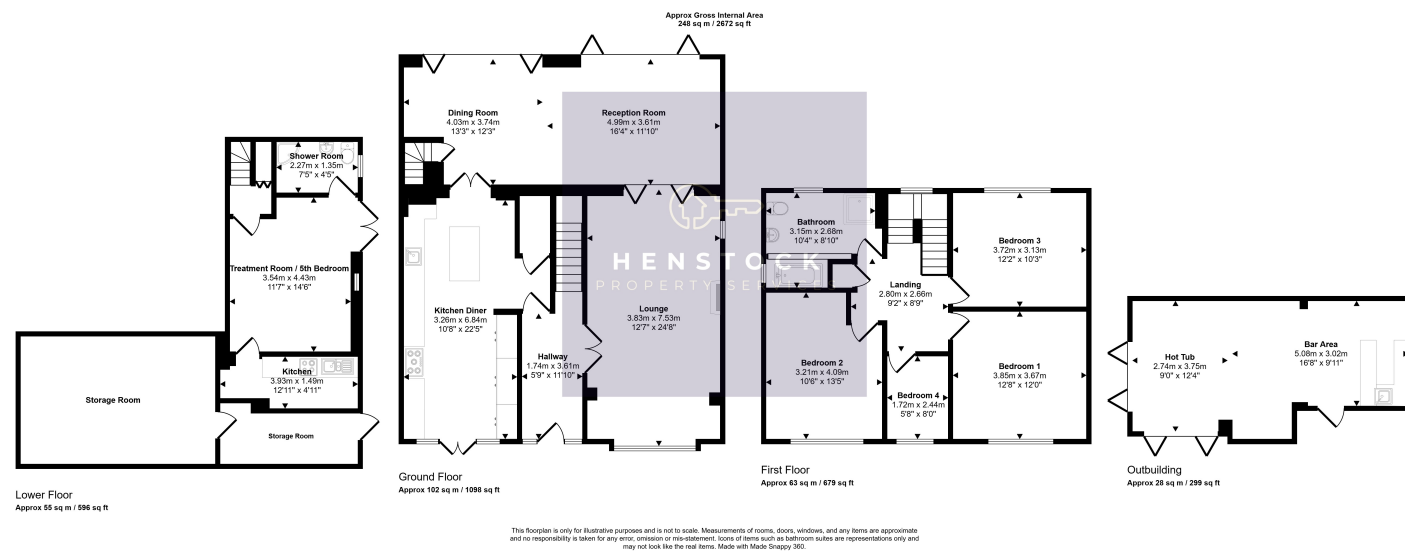




**HENSTOCK**  
PROPERTY SERVICES



## 173 High Winds, Simister Lane, Middleton, Manchester, Lancashire M24 4SJ

- 4/5 BEDROOMED DETACHED FAMILY HOME
- LARGE REAR GARDEN WITH STUNNING VIEWS
- LARGE GARDEN CABIN WITH HOT TUB
- BASEMENT AREA CURRENTLY USED FOR BEAUTY TREATMENTS
- FREEHOLD
- COUNCIL TAX BAND F
- EPC RATING C
- PLANNING PERMISSION GRANTED FOR LOFT DORMER BEDROOM

**£750,000**





## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this substantial detached property, which is immaculately presented and greatly extended, set in this beautiful semi-rural location with stunning views over countryside to both front and rear. The living accommodation briefly comprises; entrance hallway, lounge with bi-fold doors leading through to sitting area with dining space and two sets of bi-fold doors out to the fabulous views and leading onto decked area and large rear garden, high quality fitted kitchen with some integral appliances and dining area overlooking front garden and field views, spacious landing, 4 bedrooms and nicely presented family bathroom with raised platform for free standing roll top bath. There is a lower ground floor, which is currently used for beauty treatments, and comprise main treatment room, shower room and fitted kitchen and has its own access to the garden, plus stairs to the upper floor from inside the house. This could be an ideal self contained living area/5th Bedroom with en-suite and kitchen. There is also a large cabin/bar in the rear of the garden which also house a hot tub.

We are also advised that there is current planning permission and plans in place for a sixth bedroom with en-suite and a Juliet balcony set in the roof space. Viewing is highly recommended to appreciate all that this property has to offer.

### GROUND FLOOR

#### Entrance Hallway

1.74m x 3.61m (5' 9" x 11' 10") grey oak effect laminate flooring, single radiator.

#### Lounge

3.83m x 7.53m (12' 7" x 24' 8") picture window to front, 2 side windows, central period style duel fuel log burner, folding doors into the rear dining and lounge area, 2 single radiators.

#### Kitchen/Diner

3.26m x 6.84m (10' 8" x 22' 5") dual aspect views to front and rear, modern period style cream units with marble worktops, 5 ring double oven rangemaster gas cooker, extractor, stainless steel inset sink with chrome mixer tap, high level built in oven and microwave, full height separate fridge and freezer, space for dining suite, central breakfast bar/island with integral wine cooler, grey oak effect laminate flooring, built in storage cupboard, double patio doors to front, spotlights and concealed lighting, single radiator.

#### Dining Room open to Rear Reception Area

4.03m x 3.74m (13' 3" x 12' 3") Dining Room

4.99m x 3.61m (16' 4" x 11' 10") Rear Reception Area

Large open plan area with 2 Bi-Fold doors to rear garden, wall mounted pebble style gas fire, doors to kitchen and basement area, single radiator.

### BASEMENT

#### Access

This lower basement area can be accessed via the upper dining area via stairs, or from the garden through double patio doors.

#### Main Room

3.54m x 4.43m (11' 7" x 14' 6") double patio doors to rear garden, oak effect laminate flooring, base storage units with marble style worktops, door to shower room and door to kitchen, electric wall heater.

#### Kitchen

3.93m x 1.49m (12' 11" x 4' 11") white high gloss units with butchers block style worktops, built in single electric oven, 4 ring ceramic hob, extractor, plumbed for washer, space for fridge/freezer, oak effect laminate flooring, electric wall heater.

#### Shower Room

2.27m x 1.35m (7' 5" x 4' 5") modern white suite comprising; corner shower unit with wall mounted mixer shower, sink, close coupled w.c, fully tiled walls, tiled floor, extractor, electric wall heater.

### Storage Area

Large L Shaped storage area accessed via door from the paved covered rear parking area. This storage area could be used to make the basement treatment room/living area larger.

### FIRST FLOOR

#### Bedroom 1

3.85m x 3.67m (12' 8" x 12' 0") views to front, single radiator.

#### Bedroom 2

3.21m x 4.09m (10' 6" x 13' 5") views to front, single radiator.

#### Bedroom 3

3.72m x 3.13m (12' 2" x 10' 3") views to rear, single radiator.

#### Bedroom 4

1.72m x 2.44m (5' 8" x 8' 0") views to front, single radiator.

### Bathroom

3.15m x 2.68m (10' 4" x 8' 10") modern white suite comprising; freestanding Victorian style bath with flexi hose shower and mixer tap, large vanity sink with storage below, close coupled w.c, corner shower cubicle with wall mounted flexi hose and rain head shower attachments, oak effect laminate flooring, fully tiled walls, spotlights, extractor, chrome heated towel rail.

### EXTERIOR

#### Front

Large gated block paved off road parking with access to a side road to covered parking area.

#### Rear Garden

Stunning greenspace views beyond garden from raised wooden decked patio area leading down to Astroturfed seating area, leading agin down to central lawn with mature planted borders. Under the raisded decked area are steps down to gated under cover parking and storage room. There is a rear seating area leading into covered decked area and sliding doors into rear bar / cabin.

### Garden Outbuilding/Cabin

Rear Bar Area - 5.08m x 3.02m (16' 8" x 9' 11") fully fitted bar, plumbed for sink, laminate flooring, power, lighting, period style log burner. Front Area with Hot Tub - 2.74m x 3.75m (9' 0" x 12' 4") bi-fold doors to rear with stunning views over greenspace.

