

## The Boundary, M27 6WA



**Offers over £300,000**

\* PART EXCHANGE FOR SMALLER PROPERTY CONSIDERED \* BEAUTIFULLY PRESENTED \* SPACIOUS FAMILY HOME \* CUL DE SAC LOCATION \* Four double bedroom detached property Three reception rooms \* Modern fitted breakfast with dining area \* Utility room \* Conservatory \* Guest W.C \* Gas central heating, double glazing, alarm and solar panels \* Two modern bathrooms \* Gardens both front and rear \* Decked seating area \* Hot tub \* Concrete laid driveway \* Viewing is highly recommended to fully appreciate all this beautiful family home has to offer. For more information or to arrange a viewing please call Barlow White on 0161 7880909

**Entrance Hall**



UPVC door leading to nice size entrance hall with Karndean flooring, coving and stairs to first floor with feature spindled balustrade.

**Lounge**  
17'4 x 11'11 (5.28m x 3.63m)



Good size room with modern living flame gas fire set in modern Portuguese Limestone surround, coving, Karndean flooring tv point, telephone point and window to front.

**Dining Room**  
10'8 x 8'2 (3.25m x 2.49m)



Space for dining table, coving, tv point, telephone point, and window to front.

**Study**  
6'5 x 7'8 (1.96m x 2.34m)



Currently used as a study but would also make a useful Playroom, with coving, storage cupboard (housing controls for Solar Panels) and window to side

**Kitchen**  
9'6 x 13'11 (2.90m x 4.24m)



Fitted with a range of modern high gloss wall and base units with complimentary Granite worktops, electric double oven, five ring gas hob with feature extractor over, 1.5 bowl sink and space for American fridge/freezer, breakfast bar, under-stairs storage, partially tiled walls, tiled floor, tv point, telephone point and window to rear with inset spotlights. Access to utility room. Open plan to dining area.

**Dining area**



With space for dining table, tiled floor and French doors leading to conservatory.

**Conservatory**  
12'0 x 9'7 (3.66m x 2.92m)



UPVC conservatory built on a dwarf wall with ceiling light and fan, radiator, tiled floor and French doors leading to rear garden.

**Utility Room**  
6'1 x 5'8 (1.85m x 1.73m)



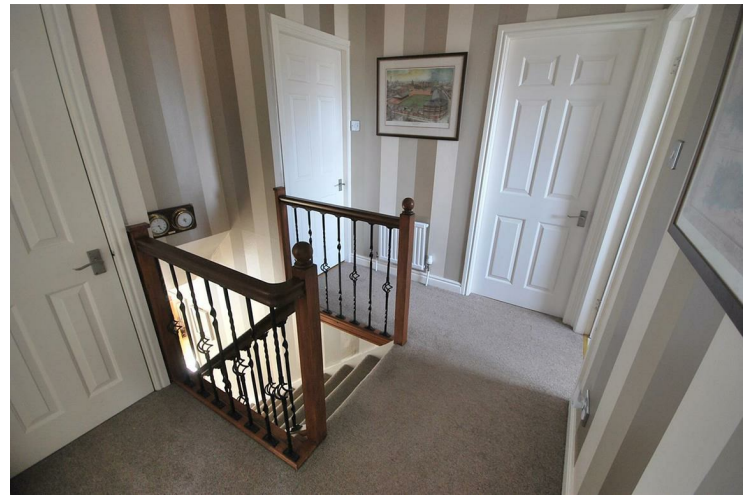
Fitted with a Granite worktop with spaces for dishwasher, washing machine and dryer. Partially tiled walls, tiled floor and UPVC window and door to rear.

**Guest W/C**  
2'11 x 6'5 (0.89m x 1.96m)



Fitted with a guest wash hand basin and modern low level w.c. Tiled floor and window to side.

**Landing area**



With feature spindled balustrade, access to boarded loft for storage and airing cupboard with pressurised large capacity hot water cylinder

**Bedroom One**  
16'9 x 12'0 (5.11m x 3.66m)



Double room with coving, tv point, solid wood flooring and window to front. Door to en-suite.

**En-suite**  
7'2 x 5'0 (2.18m x 1.52m)



Fitted with a modern suite comprising of: Jacuzzi shower cubicle with radio, wall mounted feature wash hand basin and low level w.c. Partially tiled walls with feature tile border, chrome heated towel rail, tiled floor, spotlights and feature window to front.

