

Conway Road, Sale, M33

Asking Price Of £300,000

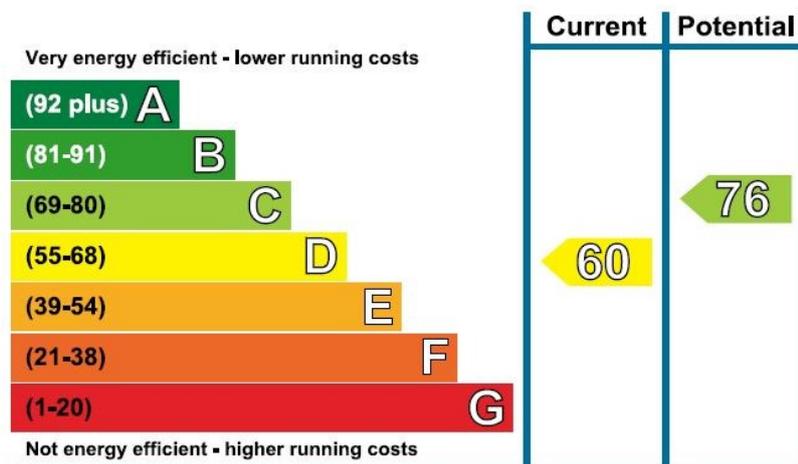
Property Features

- Three Bedroom Semi-Detached House
- Large Plot—Scope For Extension
- Driveway With Parking For 6 Cars!
- Detached Single Garage
- Private Rear Garden
- Recently Updated Bathroom
- Two Large Reception Rooms
- In Catchment Area of Sought Out Schools
- Double Glazed Throughout
- Walking distance to Brooklands and Sale Metrolink Stations



Full Description

Beautiful three bedroom family home, in the catchment area for Trafford's outstanding grammar schools and a short walk to several reputable junior schools. The house sits on a large plot with scope for a side extension if required. There is a large gated drive to the front of the property and a private garden to the rear. The property is well presented throughout with double glazed windows and doors and has been recently redecorated with a modern bathroom. This property would make a brilliant family home.



ENTRANCE HALL

The entrance hall is accessed from the front of the property via a uPVC front door with uPVC windows to either side. The entrance hall is fitted with a pendant light fitting; laminate wood effect flooring and allows access to the kitchen, lounge and dining room via wooden panelled doors and to the first floor accommodation via a carpeted staircase with period wooden balustrade.



LIVING ROOM 15' 11" X 10' 10" (4.86M X 3.31M)

This bright and spacious living area benefits from a dual aspect with natural light via French uPVC double glazed doors leading to the rear garden with uPVC double glazed windows to either side, in addition to wooden doors with glazed panels leading to the dining room. This room is fitted a ceiling mounted pendant light fittings and addition wall mounted lighting; dado rails and coving; a double panelled radiator; fireplace with decorative wooden fire surround; TV and telephone point and continued laminate wood effect flooring.



DINING ROOM 13' 7" X 10' 10" (4.16M X 3.31M)

The dining room adjoins the lounge and is connected by double doors with glazed panels. This room benefits from a uPVC double glazed bay window to the front aspect; ceiling mounted pendant light fitting; two wall mounted light fittings and a single panelled radiator.



KITCHEN 19' 2" X 7' 1" (5.85M X 2.34M)

The kitchen consists of matching base and eye-level storage units with worktops and tiled splash back over; integral oven and 4 ring gas hob with extractor fan over; one and a half bowl stainless steel sink unit with chrome mixer tap over; wall mounted combi-boiler; double panelled radiator enclosed by decorative radiator cover; ceiling mounted spotlighting; tiled flooring; space and plumbing for washing machine, tumble dryer, and fridge. This room allows access to the side exterior via a uPVC double glazed side door, in addition to a uPVC double glazed window to side and rear aspects.



MASTER BEDROOM 15' 1" X 10' 6" (4.61 X 3.21M)

A large master bedroom benefiting from carpeted flooring; pendant light fitting; single panelled radiator; a uPVC double glazed bay window to the front aspect and wooden panelled door to the landing. This room is large enough to easily accommodate a double bed, wardrobes and chest of draws.



BEDROOM TWO 14' 1" X 9' 11" (4.31M X 3.04M)

Another large double bedroom which could equally be utilized as a the master bedroom, this room offers ample space for a large wardrobe, double bed and chest of draws. Bedroom two is fitted with carpeted flooring; a pendant light fitting; single paneled radiator and a uPVC double glazed bay window to the rear aspect with views over the garden.



BEDROOM THREE 7' 7" X 7' 5" (2.32M X 2.28M)

Bedroom three consists of a single panelled radiator; carpeted flooring; two uPVC double glazed windows to the side aspect; pendant light fittings; and loft hatch. This room is large enough for a full sized single bed and storage.

BATHROOM 8' 8" X 6' 3" (2.66M X 1.92M)

A newly refurbished family bathroom with laminate flooring and part tile walls. There are uPVC double glazed frosted windows to the front aspect. The white 3-piece suite comprises of a low-level WC, P-Shape bath with chrome thermostatic shower over, wall-mounted hand wash basin with wall mounted mirror cupboard and a wall mounted heated towel rail.



LANDING

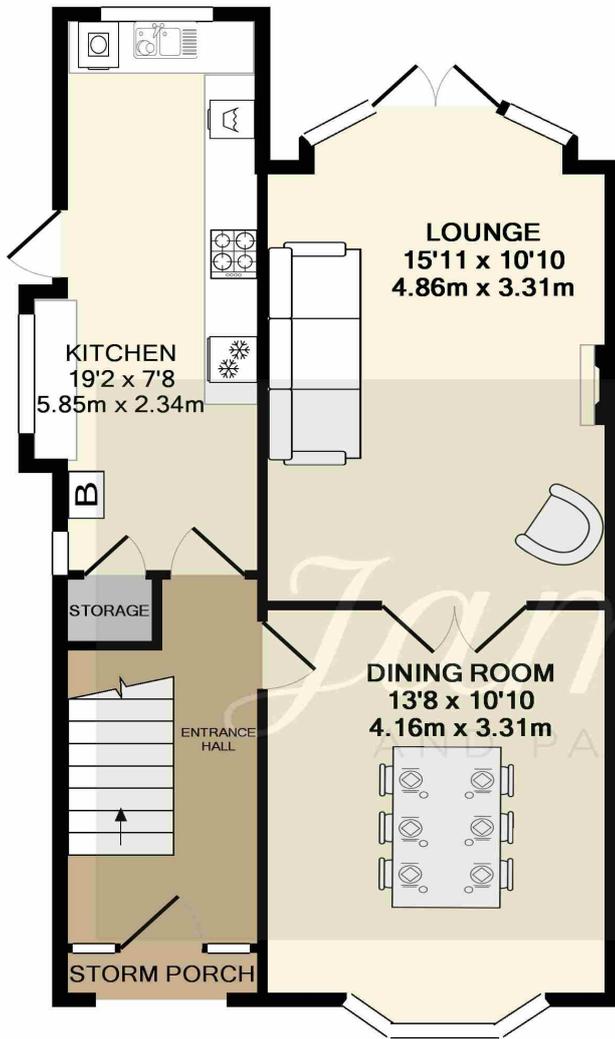
The first floor landing benefits from ample natural light via a large uPVC frosted window to the side aspect; the landing is also fitted with a pendant light fitting; carpeted flooring and a balustrade staircase which leads to the ground floor; over the stairs is a large storage cupboard and there are wooden panelled doors leading to the bedrooms and the family bathroom.



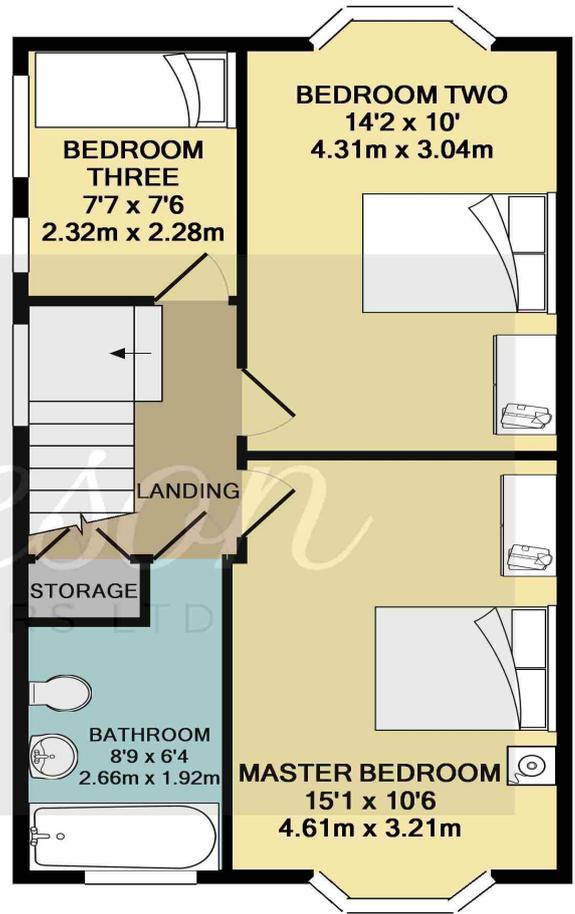
EXTERNAL

To the front of the property lies a large lawned front garden with a large tarmacked driveway which would allow space for up to six vehicles. There is a detached single garage to the side of the property and space to potentially add a large side extension to the property. The front garden is enclosed by a low brick wall; wrought iron fence and gate and additional timber paneled fencing, allowing ample privacy and security. To one side of the front garden is a well maintained hedge.

The property offers a private rear garden which is tapered towards the end. The garden is largely laid to lawn with a paved seating area adjacent to the house, ideal for summer dining. The garden allows access to the front of the property via a wrought iron gate, the rear garden is enclosed by timber panelled fencing.



GROUND FLOOR
APPROX. FLOOR
AREA 550 SQ.FT.
(51.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 492 SQ.FT.
(45.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1042 SQ.FT. (96.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Common Questions

1. When was this property built?

The vendor has advised us that this property was built in 1936.

2. Who lives next door?

There is a couple next door who own the property.

3. Is the property freehold or leasehold?

This property is leasehold.

3a. If leasehold, what are the annual costs for ground rent and service charge?

The vendor has advised us that the ground rent is currently £5.50 per annum and there is no service charge.

3b. Who owns the freehold?

Land Holding managed by Simarc.

3c. How many years remain on the lease?

There are currently 916 years remaining on the lease.

4. Does the property have a sky dish?

The property currently does not have a sky dish.

5. What is the broadband speed like in this area?

The broadband speed is 50+mbs, which is excellent.

6. Are you willing to sell any items of furniture or white goods?

Yes, the vendor is willing to negotiate on items once an offer is agreed on the property.

7. Which items will be included in the sale price?

The fixtures, carpets, freezer, oven and shower are all included.

8. How quickly are you able to move?

The vendor is actively looking for another property to buy.

9. Roughly, how much are your utility bills?

The vendors currently pay approximately £77pcm for gas and electric combined and £56pcm for water.

10. Which aspects of the property have the current owners most enjoyed?

The current owners have advised that they most enjoy the following:

- Off road parking and enclosed garden
- Proximity to metrolink, shops, restaurants and bars
- Double bay windows give lots of natural light

11. Has the house had any major work done recently?

The vendors have had a new bathroom installed; new windows and doors in the front of the property including on the garage; new fascia boards; new flat roof on back bay windows and the hall and dining room have recently been replastered and decorated.

12. When was the boiler last inspected?

Boiler was inspected 15/02/2019

13. Why are you moving from this property?

The vendor would like to move away from the area to somewhere more rural.

14. Is the property listed or In a conservation area?

No, the property is not in a conservation area.

15. Is there access to the loft space and has it been boarded?

There is access in Bedroom three and the loft has also been boarded.