

MARSH & MARSH PROPERTIES

61 Wakefield Road, Hipperholme, HX3 8AQ

£525,000



****THIS DECEPTIVELY SPACIOUS, EXECUTIVE FAMILY HOME DEMANDS AN INTERNAL INSPECTION**** Situated in the much sought after location is the stunning **FOUR DOUBLE BEDROOM** family home where each bedroom has access to an en-suite shower or bathroom. The property is designed and built for comfortable and spacious living, and has been built where no expense has been spared. All the fixtures, fittings, bathrooms, and kitchen are of the highest quality and spec to give the property the “WOW” factor. The convenient location adds even more desire for this house where all the local amenities including highly regarded schools and access to the M62 are all just a short walk or drive away. In brief; Spacious entrance hall, lounge, cloakroom, dining kitchen, walk-in pantry and a utility room are all to the ground floor. The master bedroom with an en-suite shower room, Bedroom two with access to a large rear terrace and a Jack & Jill bathroom are to the first floor. Two further double bedrooms are to the second floor with access to a Jack & Jill Shower room. Externally there is a driveway to the front and to the rear is an enclosed garden.

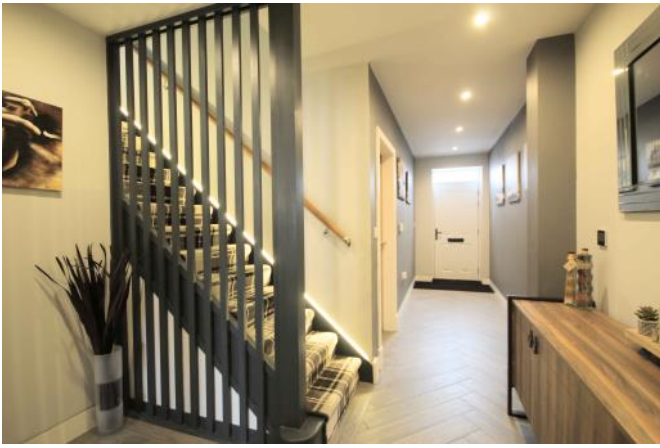
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ENTRANCE HALL



A wonderful and welcoming hallway which is tastefully decorated along with plank effect tile flooring which runs through the whole of the ground floor with underfloor heating. This is accessed via a composite door with a double glazed transom window.

LIVING ROOM 4.6 x 5.0m (14'11 x 16'4)



This large living space has tiled flooring with underfloor heating, useful under the stair storage cupboard and a large UPVC bay window to provide ample natural light.

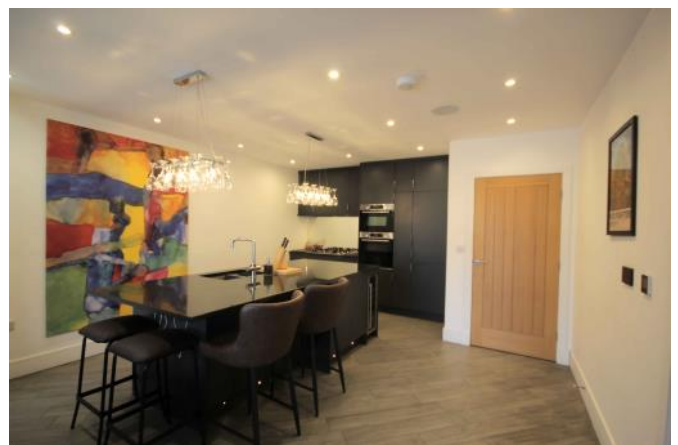


CLOAKROOM



A modern two piece suite comprises of a hand wash basin and a built in toilet system. Tasteful part tiled walls, tiled floor with underfloor heating, ceiling spotlights and an extractor fan complete this room to a high standard and spec.

KITCHEN 4.3 x 7.1m (14'1 x 23'3)



Again the "WOW" factor kicks in where this room is concerned. If you like to entertain, then this is for you. The floor to ceiling and full wall bi-folding patio doors open the room up to the well-kept rear garden. The bespoke kitchen boasts wonderful black granite worktops and integrated appliances to include a fridge, freezer, dishwasher

which are all Bosch along with the Bosch electric oven, matching Bosch micro-wave and the Bosch five ring gas hob with an extractor cooker hood above. The impressive island unit offers more storage space and incorporates a wine cooler, a breakfast bar and a one and a half bowl stainless steel sink with a mixer tap which comes with a boiling hot water tap to make your tea or coffee. The tiled floor is continued from the entrance hall and runs through to the utility and pantry all with underfloor heating. Ceiling spotlights and ceiling speakers finish the room off to a high standard.



UTILITY ROOM

Modern wall and base units with space and plumbing for a washing machine and a dryer. Tiled floor, extractor fan and a rear composite door.

WALK-IN PANTRY/STORAGE

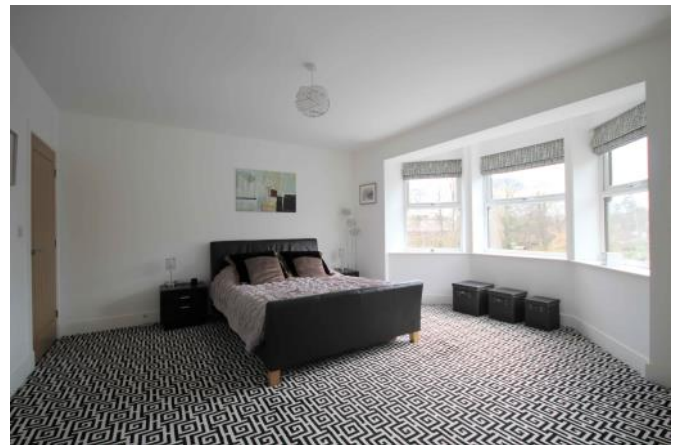
A useful addition to the house to provide a good storage space. Tiled floor.

LANDING

The stairs lead up from the hallway with strobe lighting. Mains smoke alarm, ceiling spotlights and a UPVC window. A large cupboard houses the pressurised hot water cylinder. Access to the Jack & Jill house bathroom which doubles up as an en-

suite for bedroom two.

MASTER BEDROOM 4.5 x 4.0m (14'9 x 12'11)



Spacious is an understatement, enhanced more by the walk-in wardrobe. Radiator and a UPVC bay window.

EN-SUITE SHOWER ROOM



Tasteful tiling finishes this room off which comprises of a shower cubicle with a power shower that's has both a rainfall and handheld shower heads, a hand wash basin and a low flush toilet. Chrome towel radiator, ceiling spotlights, extractor fan and a UPVC window.



BEDROOM TWO 3.8 x 3.7m (12'7 x 12'1)



A double room with a radiator and French doors opening out onto the large terrace balcony.

TERRACE



Again, this is a great addition to the property with composite decking, to sit out peacefully at your own leisure.

EN-SUITE BATHROOM

A stunning and spacious room with a modern three piece suite comprising of a large double ended bath with a chrome mixer tap and mood lighting, hand wash basin and a low flush toilet. A chrome towel radiator, tasteful tiling, ceiling

spotlights, towel radiator, shaver point and an extractor complete the room.



SECOND FLOOR LANDING.

The staircase leads up from the first floor landing. Mains smoke alarm, ceiling spotlights and a UPVC window.

BEDROOM THREE 6.1 x 4.0m (20'0 x 13'1)



A double room with a radiator, useful under the eave storage two UPVC Velux windows and access to the Jack & Jill shower room.

BEDROOM FOUR 6.1 x 3.7m (20'0 x 12'1)

A double room with a radiator, useful under the eave storage two UPVC Velux windows and access

to the Jack & Jill shower room.



JACK & JILL SHOWER ROOM



This three piece comprises of a walk-in shower cubicle with rainfall and handheld shower heads, hand wash basin and a low flush toilet. Tasteful tiling, towel radiator, ceiling spotlights and an extractor fan finish the room to a high spec.

EXTERNAL

To the front of the property is allocated parking for two vehicles along with space for visitors. The enclosed rear garden has a stone patio and garden areas. External power sockets, lighting and a cold water tap.

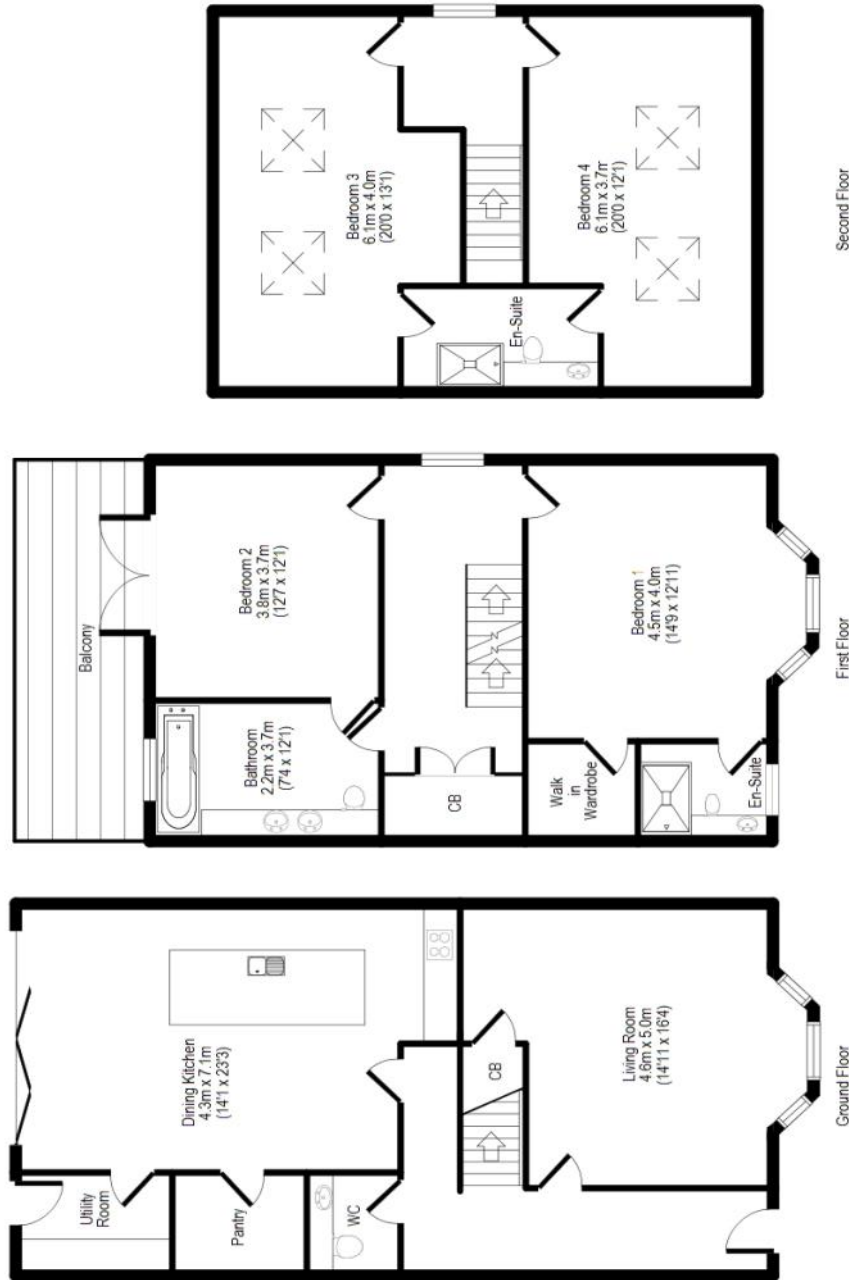


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APPROX GROSS INTERNAL FLOOR AREA: 188 sq. m. / 2025 sq. ft

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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