

11 Matlock Close, Sale, M33 3FA



A SPACIOUS 3 BED FAMILY SIZED HOUSE close to Sale Grammar School and St Ann's School. This large house has an open plan layout with lounge and feature electric fire, dining area with patio doors to the outside rear garden, downstairs shower room and WC, and modern fitted kitchen with integrated fridge/freezer, cooker, hob and freestanding washing machine. To the first floor there is a master bedroom with a range of fitted wardrobes, a further double bedroom with fitted wardrobes and storage and a good sized single bedroom. There is a family bathroom with a modern suite comprising separate shower, bath, vanity basin and WC. Off road parking in the driveway for up to 2 cars, and pleasant rear back garden which is paved. This property is a great family sized home and has lots of potential!

Asking Price £425,000

ENTRANCE PORCH

6'2" (1m 87cm) X 3'2" (96cm)

The side entrance has a good sized porch with tiled flooring, wooden door and glass panels to the side. There is also useful storage wardrobe ideal for a cloakroom.



LIVING ROOM

29'9" (9m 6cm) X 11'3" (3m 42cm)

Door into the main living room which opens into the dining room. This spacious room has a feature electric fire which is wall mounted and carpeted flooring. This large room is carpeted and has a tiled area to the rear overlooking the patio doors to the garden which could be used as another dining area. There is also a door into a downstairs shower room.



DOWNSTAIRS SHOWER ROOM.

6'0" (1m 82cm) X 6'7" (2m 0cm)

From the lounge is a second bathroom currently used as a shower room, with shower, wc and hand basin. Tiled flooring and part tiled walls.



DINING ROOM

18'1" (5m 51cm) X 10'1" (3m 7cm)

The through lounge opens into a good sized dining area, with carpeted flooring, centre light fitting UPVC Double glazed window overlooking the front of the property, useful storage units to the side of the windows and a wall mounted radiator.



KITCHEN

10'5" (3m 17cm) x 13'13" (4m 29cm)

Modern kitchen with a range of wall and base high gloss units including larder units, integrated dishwasher, fridge freezer, cooker and hob. Space for washing machine with plumbing. Laminate flooring. Upvc double glazed frosted back door to the back garden with side window.

STAIRS TO LANDING AREA

Wooden ballustrade staircase to the first floor landing area which is carpeted and there is a wall electric heater. Access to the loft and a upvc double glazed window.



MASTER BEDROOM

13'8" (4m 16cm) X 11'1" (3m 37cm)

A very spacious master bedroom with fitted wardrobes and chest of drawers. Carpeted flooring, wall mounted radiator upvc double glazed window and centre light fitting.

BEDROOM 2

10'2" (3m 9cm) 11'6" (3m 50cm)

A double bedroom with fitted wardrobes, carpeted flooring, wall mounted radiator and upvc double glazed window with blinds.

BEDROOM 3

11'7" (3m 53cm) x 9'1" (2m 76cm)

A good sized single bedroom with carpeted flooring, single light fitting and upvc double glazed window.

FAMILY BATHROOM

9'1" (2m 76cm) x 7'6" (2m 28cm)

The family bathroom has the benefit of both bath and separate shower, vanity unit with storage below and wc. Upvc double glazed frosted window, part tiled walls and vinyl flooring. Wall mounted radiator and mirror.



GARDENS FRONT AND BACK

To the front of the property is a good sized driveway for two cars and a side path leading to a gate into the back garden which is mainly paved and has access via the patio doors and back door.

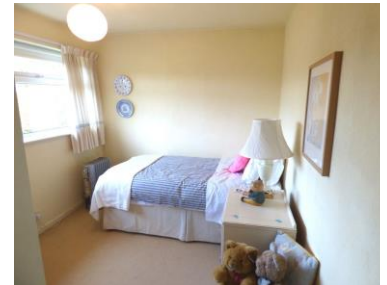
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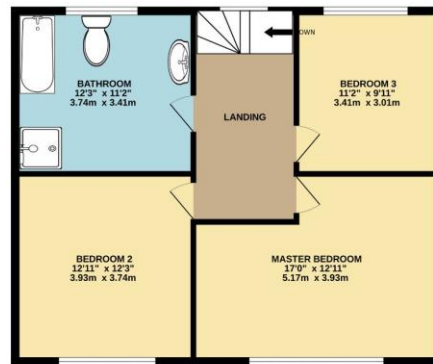
We are not qualified to confirm that power points, showers, central heating systems, open fires/log burners, gas and electrical equipment are in working order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.



GROUND FLOOR



1ST FLOOR



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