

10 FORBES CLOSE, SALE



Offers over £355,000



A Beautifully Presented Traditional Semi-Detached Family Home

An immaculate semi-detached family home occupying an enviable cul de sac location and in a convenient position close to local schools, village centre and metrolink station providing a commuter service into Manchester. The accommodation briefly comprises recessed porch, entrance hall, front dining room with fitted storage and shelving, rear dining room over the gardens, fitted breakfast kitchen with access to the side, three bedrooms and bathroom with separate WC. Off road parking within the driveway to the front which has adjacent lawned gardens and gated access leads to the side. To the rear there is a gravelled seating area with superb lawned gardens beyond and also the detached garage. Viewing is highly recommended to appreciate the standard of accommodation on offer.

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DIRECTIONS

POSTCODE: M33 3JX

Travelling from our Timperley office proceed along Stockport Road towards Brooklands roundabout. At the roundabout take the first exit into Brooklands Road. Continue along Brooklands Road and turn right into Norris Road and at the mini roundabout turn right onto Derbyshire Road South. Take the second turning on the left into Forbes Close where the property can be found towards the head of the cul de sac on the right hand side.

DESCRIPTION

A superb traditional semi-detached family home in an ideal location within easy reach of Sale High School, Sale Grammar School and also Limetree Primary Academy and Brooklands Sports Club. Brooklands Metrolink station is also approximately one mile distant providing a commuter service into Manchester.

The well proportioned accommodation is approached via a recessed porch which leads onto the welcoming entrance hall which provides access to all rooms. Towards the front of the property there is a separate bay fronted dining room with fitted storage and shelving and plantation shutters. Towards the rear there is a separate living room with a focal point of a recessed fireplace with timber mantle and with window overlooking the rear gardens. The ground floor accommodation is completed by the kitchen fitted with a comprehensive range of cream high gloss wall and base units and with breakfast bar and also door to the side. To the first floor there are three bedrooms the master benefitting from fitted wardrobes and all serviced by the bathroom and separate WC.

Towards the front of the property the flagged driveway provides off road parking and has adjacent lawned gardens with gated access to the side. Towards the side there is a secure flagged area with second gate leading onto the rear gardens. The rear gardens incorporate a gravelled seating area with superb lawned gardens beyond and there is also access to the detached garage.

Viewing is highly recommended to appreciate the standard of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

Tiled floor.

ENTRANCE HALL

PVCu double glazed front door. Laminate flooring. Stairs to first floor. Under stairs storage cupboard with opaque PVCu double glazed window to the side. Radiator.

DINING ROOM

13'7" x 10'8" (4.14m x 3.25m)

With PVCu double glazed bay window to the front. Plantation shutters. Laminate wood flooring. Fitted storage and shelving. Radiator.

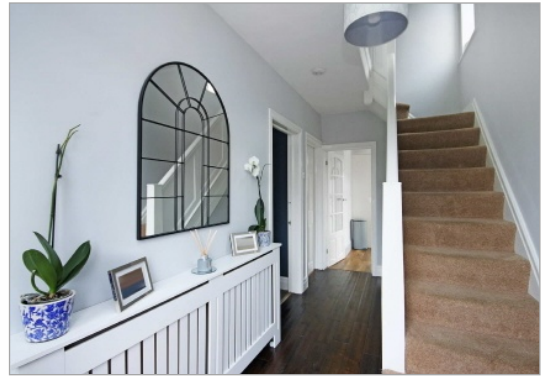
SITTING ROOM

14'7" x 10'8" (4.45m x 3.25m)

With PVCu double glazed bay window to the rear with plantation shutters. A focal point of a recessed fireplace with timber mantle. Laminate wood flooring. Radiator. Television aerial point.

BREAKFAST KITCHEN

19' x 8'5" (5.79m x 2.57m)



Fitted with a comprehensive range of cream high gloss wall and base units with work surfaces over incorporating 1 ½ bowl stainless steel sink unit with drainer. Integrated oven/grill plus five ring gas hob with extractor hood over. Space for fridge freezer. Plumbing for washing machine. Space for dryer or dishwasher. PVCu double glazed bay window to the side with breakfast bar. PVCu double glazed window to the rear. PVCu double glazed door provides access to the side. Laminate wood flooring. Tiled splash back. Recessed low voltage lighting. Velux window to the rear.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side.

BEDROOM ONE

14'7" x 10'8" (4.45m x 3.25m)

PVCu double glazed bay window to the front with plantation shutters. Fitted wardrobes. Loft access hatch. Radiator.

BEDROOM TWO

14'11" x 10'8" (4.55m x 3.25m)

PVCu double glazed bay window to the rear overlooking the rear gardens and with plantation shutters. Radiator.

BEDROOM THREE

7'5" x 6'2" (2.26m x 1.88m)

PVCu double glazed window to the front. Radiator.

BATHROOM

6'9" x 6'2" (2.06m x 1.88m)

Fitted with a suite comprising jacuzzi bath and pedestal wash hand basin. Opaque PVCu double glazed window to the rear. Airing cupboard housing Worcester combination gas central heating boiler. Radiator. Half tiled walls.

WC

With WC and opaque PVCu double glazed window to the side. Tiled floor.

OUTSIDE

To the front of the property the flagged drive provides off road parking which benefits from adjacent lawned gardens. Gated access then leads to a secure flagged area to the side with further gate leading to the rear. To the rear the gardens incorporate a gravelled seating area with superb lawned gardens beyond and there is also access to:

DETACHED GARAGE

18'1" x 8'6" (5.51m x 2.59m)

With double doors to the front. Light and power.

SERVICES

All main services are connected.

POSSESSION

Vacant possession on completion.

COUNCIL TAX

BAND "B"

TENURE

We are informed the property is held on a Leasehold basis for a residue of a 999 year term and subject to a ground rent of approximately £5.00 per annum. Full details will be provided by our clients solicitor.

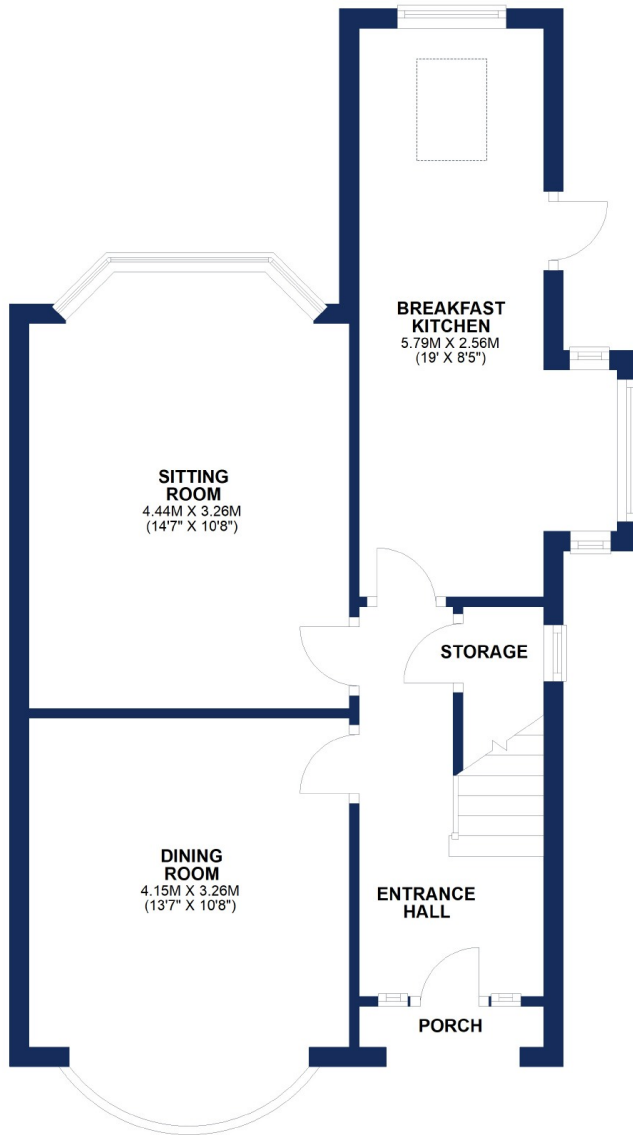
NOTE

No services, appliances, fixtures or fittings have been inspected and purchasers are recommended to obtain their own independent advice.



GROUND FLOOR

APPROX. 46.3 SQ. METRES (498.2 SQ. FEET)

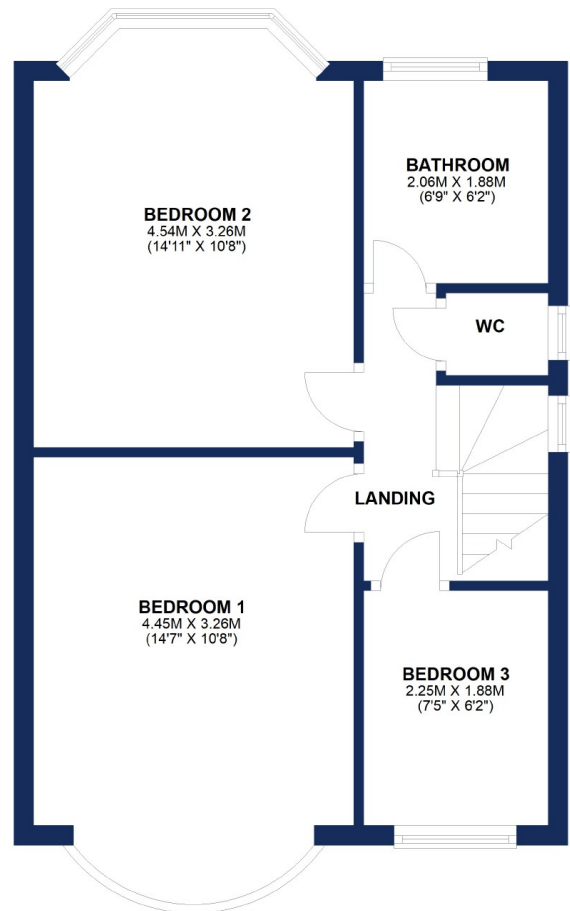


TOTAL AREA: APPROX. 86.8 SQ. METRES (934.7 SQ. FEET)

Floorplans For Illustrative Purposes Only

FIRST FLOOR

APPROX. 40.6 SQ. METRES (436.5 SQ. FEET)



VIEWING

By appointment with one of our offices:

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday (Hale & Timperley)	12 noon - 4.30 pm



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