



BEDROOM 1



BEDROOM 1



BEDROOM 1



BEDROOM 2



BEDROOM 2



BEDROOM 3



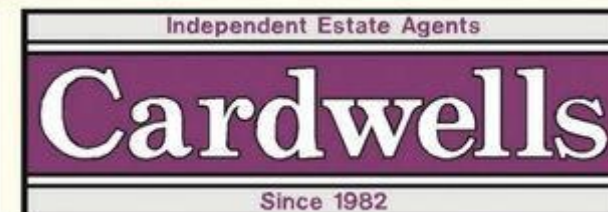
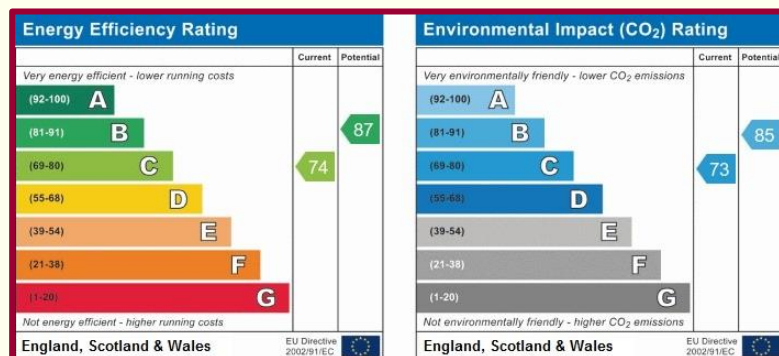
BATHROOM



FRONT DOOR



GARDEN



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Incorporating: Wright Dickson & Catlow, WDC Estates

CALDER CRESCENT, WHITEFIELD, M45 8LH



- Stylish and Extended Home
- Three Bedrooms
- Large Fitted Kitchen
- Ground Floor Shower Room
- Potential for Fourth Bedroom
- Bathroom & Sep W.C.
- Driveway Parking to the Front
- Garden to the Rear



£139,995

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This is a very stylish home which has been thoughtfully extended to create very a flexible living space which could be used as an additional bedroom annex with en suite shower room to the ground floor if required. Having gas central heating and double glazing where stated, the accommodation briefly comprises; hall, lounge with extended dining area (potential use as a bedroom), sizable L shaped fitted kitchen, three bedrooms and bathroom with three piece suite. Externally the property has block paved driveway parking to the front with a good sized private garden to the rear which overlooks fields. Properties like this are few and far between and we recommend early viewing to avoid disappointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall: Double glazed door into hall, laminate floor, stairs off, radiator.

Lounge: 18' 8" x 12' 7" (5.69m x 3.83m) Double glazed window to front, radiator, opens out to

Family Room: 10' 6" x 10' 6" (3.19m x 3.21m) Double glazed sliding patio doors, laminate floor, radiator, door into store with door off to

Ground Floor W.C & Shower Room: 7' 8" x 5' 6" (2.34m x 1.67m) Double glazed window to side, 3 piece suite, chrome heated towel rail, corner shower cubicle, low level w.c, pedestal wash basin, tiled floor and part tiled elevations.

Kitchen: 13' 11" x 7' 2" plus 3.39m x 2.42m L shaped(4.23m x 2.19m) Double glazed window to rear, base and wall cabinets, contrasting work surfaces, sink and drainer, door to rear, space for fridge freezer, plumbing for washing machine and dryer, radiator.

First Floor Landing:

Bedroom 1: 13' 0" x 10' 8" (3.96m x 3.26m) Double glazed window to front, fitted wardrobes, radiator.

Bedroom 2: 9' 11" x 7' 9" (3.02m x 2.36m) Double glazed window to rear, radiator.

Bedroom 3: 11' 9" x 8' 3" (3.57m x 2.52m) Double glazed window to front, radiator, laminate floor.

Bathroom: Double glazed window to rear, bath, pedestal wash basin, tiled elevations, radiator.

Separate W.C: Double glazed window to rear, low level w.c

Gardens: Block paved driveway to front. Block paved patio to lawn, fence enclosed, overlooking fields to the rear.

Price: £139,995

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

Please note: all viewings are by appointment only through our WHITEFIELD Office



HALL



KITCHEN



KITCHEN



DINING - LOUNGE



DINING AREA



LOUNGE



LOUNGE - DINING



**GROUND FLOOR
SHOWER ROOM**