

# DELISA MILLER



**Five bedroom detached family home with parking for several cars and Garage**

**Situated on a spacious plot with substantial gardens front and rear**

**Fixed staircase to loft space with two rooms that can be used as an office and sixth bedroom with stunning views over Manchester**

**Downstairs cloak/W.C**

**Utility room**



**Borrowdale Avenue**  
Cheadle, SK8 4QQ

**£549,950**

## Entrance hallway

Entrance via an external porch covering the front entrance to the property. Entrance hall leads through to the lounge, dining room, kitchen and downstairs WC. Stairs to first floor with storage under. Radiator.

## Lounge 21' 6" x 11' 10" (6.55m x 3.60m)

Glass window to the rear aspect and door leading to the rear garden, bay window to the front elevation, electric feature fireplace, tv point, light point and coving to ceiling, door leading to bedroom 5 or study.

## Bedroom 5/or study 11' 0" x 6' 4" (3.35m x 1.93m)

Fantastic space for a young child or old person etc could be used as a study but currently used as the fifth bedroom. Double glazed window to the front and rear elevation, radiator and light point.

## Dining room 9' 10" x 9' 11" (2.99m x 3.02m)

Internal panelled glass window between hallway and dining room allowing lots of natural light into the dining room, window over looking the rear garden, radiator with decorative radiator cover.

## Kitchen 16' 9" x 9' 10" (5.10m x 2.99m)

Kitchen is fitted with array of white gloss base, wall and drawer level units with complimentary rolled top matching worktops. Tiled splash backs. Stainless steel sink with mixer tap. Laminate flooring, freestanding gas oven with four ring hob. Plumbing for dishwasher and pantry and radiator. Door leading to utility room. UPVC double glazed window to rear aspect.

## Utility room 6' 2" x 5' 4" (1.88m x 1.62m)

Plumbing for washing machine, stainless steel sink, storage cupboard, rolled top work surface, tiled flooring, wall mounted boiler and door leading to the rear garden and garage.

## Cloakroom/W.c.

Low level WC and pedestal hand wash basin. Tiled to

walls. Radiator. Frosted uPVC double glazed window to front aspect.

## First floor landing

Two uPVC double glazed windows to the front aspect, radiator, coving to ceiling and access to four bedrooms and family bathroom.

## Master bedroom 12' 9" x 11' 10" (3.88m x 3.60m)

UPVC double glazed window to the rear. Radiator. Leading to the en-suite.

## En-suite 11' 0" x 6' 4" (3.35m x 1.93m)

Larger than average en-suite consisting of a three piece en-suite ; corner shower, vanity with hand wash basin and WC with concealed cistern. UPVC double glazed frosted window to rear aspect. Heated towel rail and tiled to walls.

## Bedroom Two 8' 2" x 11' 10" (2.5m x 3.6m)

Double glazed window to the front and side elevation, radiator, laminate flooring and light point.

## Bedroom Three 8' 2" x 10' 2" (2.5m x 3.1m)

Fitted wardrobes, radiator, laminate flooring and double glazed window to the rear elevation.

## Bedroom Four 9' 6" x 10' 2" (2.9m x 3.1m)

Double glazed window to the rear elevation, radiator, stairs to the loft rooms and light point.

## Loft room One 9' 2" x 6' 8" (2.79m x 2.03m)

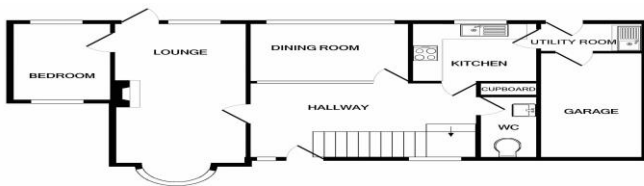
UPVC double glazed window to rear aspect. Small door leading to a large Eaves storage

## Loft room Two 17' 2" x 9' 1" (5.23m x 2.77m)

A stunning loft room, currently empty but ideal as a guests bedroom, with two uPVC double glazed windows to the rear aspect and radiator.

## Externally

The property occupies a larger than average plot with



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of floors, windows, doors 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 furniture, fixtures and appliances shown have not been tested and no guarantee is given to their operability or efficiency. ©2021  
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# Energy performance certificate (EPC)

63, Borrowdale Avenue Gatley CHEADLE SK8 4QQ	Energy rating <b>D</b>	Valid until: <b>15 August 2027</b>
		Certificate number: <b>9568-7039-7238-5933-4950</b>

## Property type

Detached house

## Total floor area

178 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)