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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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8 Leith Avenue

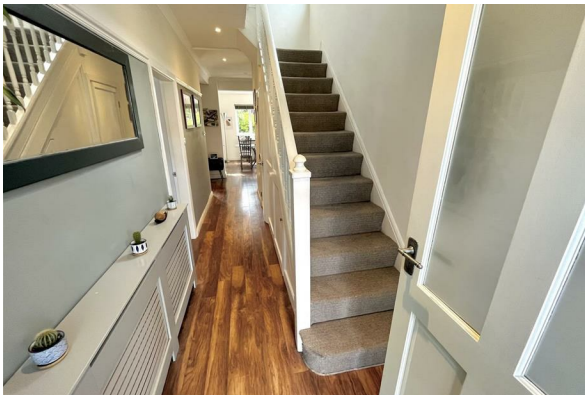
Sale, Greater Manchester, M33 2LS



£475,000

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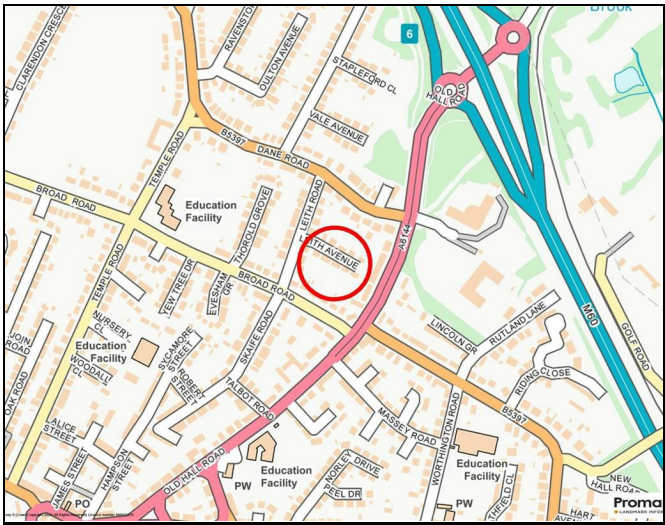
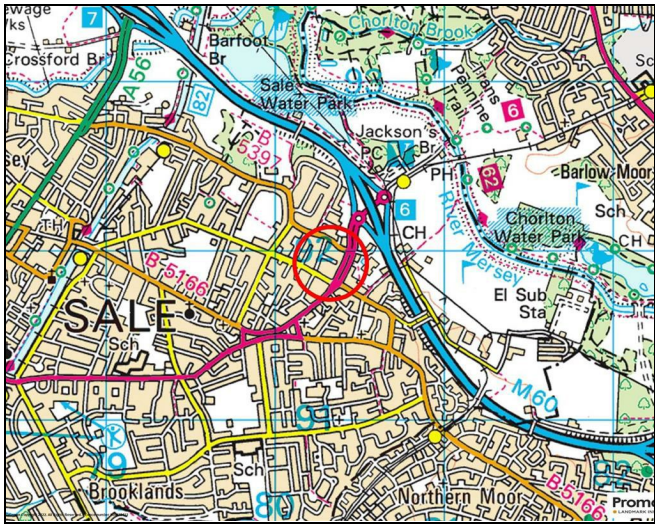
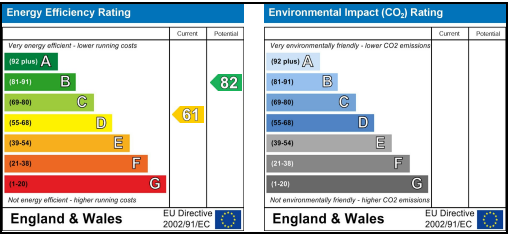
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energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



overview

A FABULOUS, COMPREHENSIVELY REFURBISHED AND EXTENDED, THREE BEDROMED SEMI DETACHED IDEALLY SITUATED ON THIS POPULAR CUL DE SAC PERFECT FOR SEVERAL OF THE LOCAL SCHOOLS AND METROLINK.

Hall. WC. Utility Room. Lounge. Large Open Plan Living/Dining Kitchen. 16' GF Guest Bedroom/Playroom/Study. Three Bedrooms. Bathroom. Driveway Parking. Landscaped rear Garden.

CONTACT SALE 0161 973 6688



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail

A fabulous, comprehensively refurbished and extended, Three Bedroomed Semi-Detached which enjoys superb Family Accommodation.

This popular cul de sac is ideally positioned within an easy reach of several of the local schools, Sale Moor Village, Metrolink and the open space of Worthington Park.

The property benefits greatly from a substantial Ground Floor extension which adds a WC, Utility Room, large, Open Plan Dining Kitchen and a 16' Guest Bedroom/Playroom.

Internally, the property has modern Kitchen and Bathroom fittings, neutral re-decoration throughout and uPVC double glazing.

In addition to the Accommodation, there is Driveway Parking and a private, landscaped rear Garden.

An internal viewing will reveal:

Entrance Porch, having a multi-paned front door. Step-up to an opaque, glazed, panelled inner door through to the Entrance Hallway.

Entrance Hall, having a spindled staircase rising to the First Floor. Doors then open to the Utility Room, Ground Floor WC, Lounge and Open Plan Dining Kitchen. Inset spotlights to the ceiling. Coved ceiling.

Utility Room. A useful space, having timber double doors to the front. There is fitted worktops – space and plumbing beneath suitable for a washing machine and tumble dryer. Wall-mounted, 'Worcester', gas central heating boiler. Stripped wooden floors.

Ground Floor WC, fitted with a low-level WC. Vanity, square, ceramic sink unit. Wall-mounted, heated, matte-finish towel rail radiator. Inset spotlights to the ceiling.

Lounge. A well-proportioned Reception Room, having a uPVC double glazed, angled bay window to the front elevation. Attractive fireplace feature to the chimney breast. Stripped wooden floors. Coved ceiling.

Open Plan Living Dining Kitchen. A fabulous, large, extended space, split into distinctive Working Kitchen, Dining and Living Areas. The room has a set of uPVC double glazed doors opening out onto the rear Garden with additional, uPVC double glazed window to the rear and opaque, uPVC double glazed door to the side. The Kitchen is fitted with an extensive range of gloss-finish base and eye-level units with worktops over and inset, one and a half bowl sink unit with mixer tap. Built-in, stainless steel fronted, electric oven with four ring gas hob and extractor hood over set within a hollowed-out chimney breast. Integrated fridge freezer. Integrated dishwasher. Coved ceiling. Inset spotlights. Door through to potential Bedroom Four, Study or Playroom.

Guest Bedroom/Study or Playroom, having a vaulted ceiling with skylight Velux window. uPVC double glazed window to the rear. Opening into the Garden. Opaque, uPVC double glazed window to the side.

First Floor Landing, having a spindled balustrade to the return of the staircase opening. Opaque, uPVC double glazed window to the side elevation. Doors then open to the Three Bedrooms and Bathroom.

Bedroom One. A well-proportioned Double Bedroom, having a uPVC double glazed door with windows to the rear overlooking the garden.

Bedroom Two. Another lovely Double Bedroom, having a uPVC double glazed, angled bay window to the front elevation. Built-in wardrobes.

Bedroom Three, having a uPVC double glazed window to the front elevation. Built-in storage cupboard above the stairwell.

The Bathroom is fitted with a contemporary white suite with chrome fittings, comprising of: corner panelled bath, separate enclosed shower cubicle with thermostatic shower, vanity sink unit, low-level WC. Tiled floor. Part-tiled walls. Wall-mounted, heated, towel rail radiator. Opaque, uPVC double glazed window to the rear elevation.

A superb Family Home!

Approx Gross Floor Area = 1237 Sq. Feet
= 114.67 Sq. Metres

