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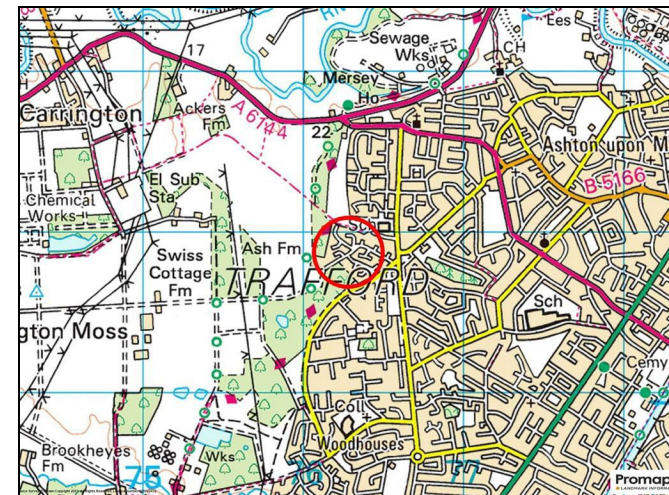
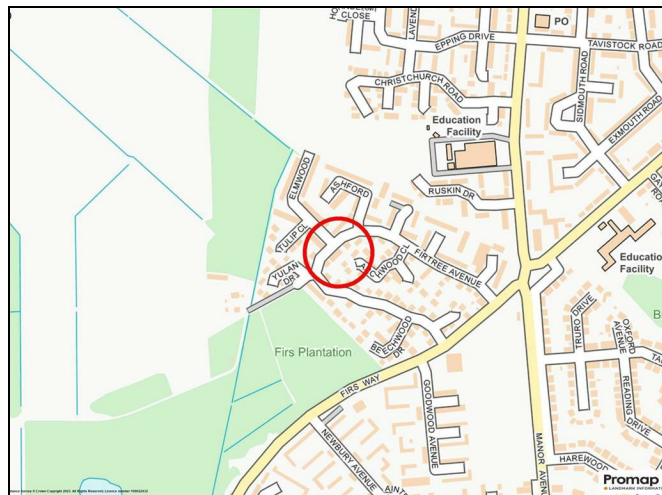


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale office, head east on School Rd/B5166 towards Hayfield St. Take Washway Rd/A56 to Barkers Ln and turn right onto Barkers Ln. Follow B5166 to Firs Rd. At the roundabout, take the 2nd exit onto Firs Rd then take the 1st exit onto Manor Ave. Follow Firs Way, Firtree Ave and Ashford to Firtree Ave. At the roundabout, take the 2nd exit onto Firs Way. Turn right onto Firtree Ave and turn right onto Ashford then turn left to stay on Ashford. Make a U-turn. Turn right to stay on Ashford. Turn right onto Firtree Ave. Destination will be on the left.



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.



WATERSONS

INDEPENDENT ESTATE AGENTS

33 Firtree Avenue

Sale, M33 5RQ



A STYLISH, COMPREHENSIVELY UPGRADED AND EXTENDED, TWO BEDROOMED SEMI-DETACHED FAMILY HOME. LARGE GROUND FLOOR EXTENSION. CONTEMPORARY KITCHEN + BATHROOM. POPULAR LOCATION. DRIVEWAY PARKING. GARAGE AND GARDENS.

Hall. Lounge. Stunning open plan Living Dining Kitchen. Two Bedrooms. Stylish Bathroom. Driveway. Garage. Private rear Garden.

CONTACT SALE 0161 973 6688

£350,000

in detail



A stylish Two Bedroomed Semi Detached which has been comprehensively upgraded and significantly extended, offering over 1000 sqft of accommodation.

There are good sized rooms throughout along with neutral re decoration, Contemporary design Kitchen and Bathroom fittings and replacement floor coverings.



Bathroom. A stylish bathroom fitted with a contemporary white suite comprising of panelled bath with thermostatic shower over and fitted glass shower screen. Vanity sink unit with shaped ceramic sink and wall mounted mixer tap. WC. Polished tiled walls. Wall mounted polished chrome towel rail radiator. Opaque uPVC double glazed window to the rear elevation.

Outside, to the front there is driveway parking. This then leads to the Integral Garage.



The location is really popular being close to several of the Local Schools and within an easy reach of Sale.

In addition to the accommodation there is ample driveway parking, Integral Garage and lovely enclosed rear Garden.

An internal viewing will reveal:

Entrance Hall. Opaque leaded uPVC double glazed front door with additional vertical opaque uPVC double glazed window to the side. Polished tiled floor. Door through to the Lounge.

Lounge. A well proportioned reception room with a uPVC double glazed beau window to the front elevation. Inset LED spotlights. Staircase rises to the First Floor. Door through to the Extended Open Plan Dining Kitchen.

Open Plan Dining Kitchen. Having a part vaulted ceiling with large oversized velux skylight window. The Kitchen is fitted with an extensive range of base style of units with wood block worktops over with large white ceramic sink unit with mixer tap. Ample space for a range cooker with oversized extractor hood over. Integrated dishwasher. Oversized section of worktop perfect as a breakfast bar. uPVC double glazed window to the rear elevation overlooking the Gardens and a set of uPVC double glazed French doors open out to the rear. Inset LED spotlighting. Opening to the Utility Room.

Utility Room. Having matching units with those of the Kitchen with wood block worktops over with inset sink unit with mixer tap. Space and plumbing for a washing machine and tumble dryer. Wall mounted gas central heating boiler concealed in one of the cupboards. Tiled floor. Door through to the integral Garage.

First Floor Landing. Having a spindle balustrade staircase returning the staircase opening. Opaque uPVC double glazed window to the side elevation. Loft Access Point. Doors then provide access to the Two Bedrooms and Bathroom.

Bedroom One. An excellent sized double bedroom having a uPVC double glazed window to the front elevation. Inset LED spotlights. Door opens to useful storage cupboard.

Bedroom Two. Another good sized room having a uPVC double glazed window to the rear elevation overlooking the Gardens. Built in storage cupboard. Inset LED spotlights.



To the rear there is a lovely enclosed private rear garden.

- Leasehold - 999 years from 1981 ends 2980 £17.50 every 6 months
- Council Tax Band B

Approx Gross Floor Area = 1087 Sq. Feet
= 100.76 Sq. Metres

