



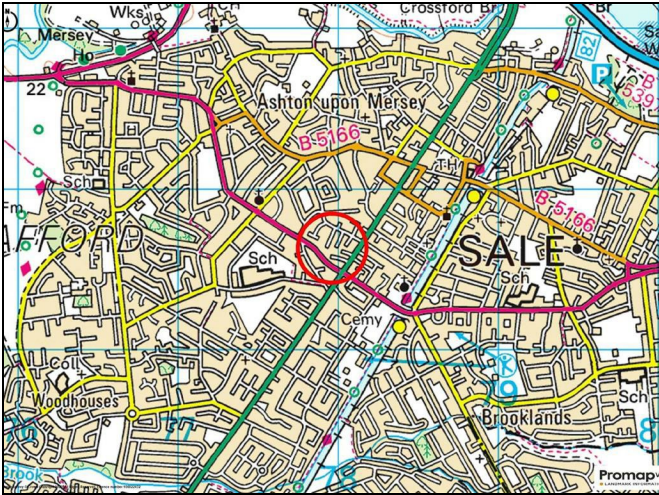
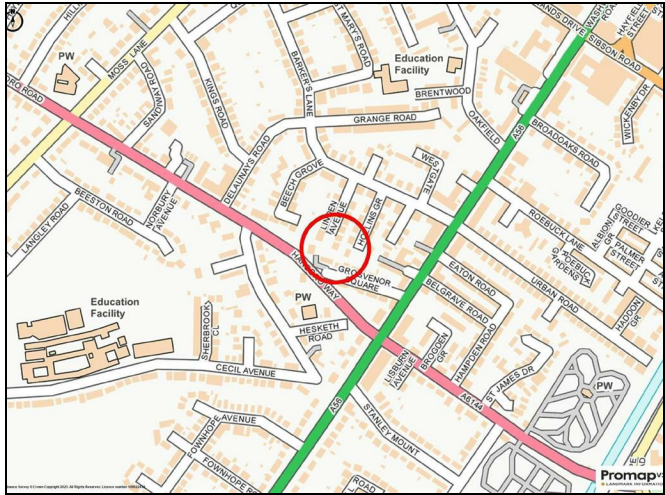
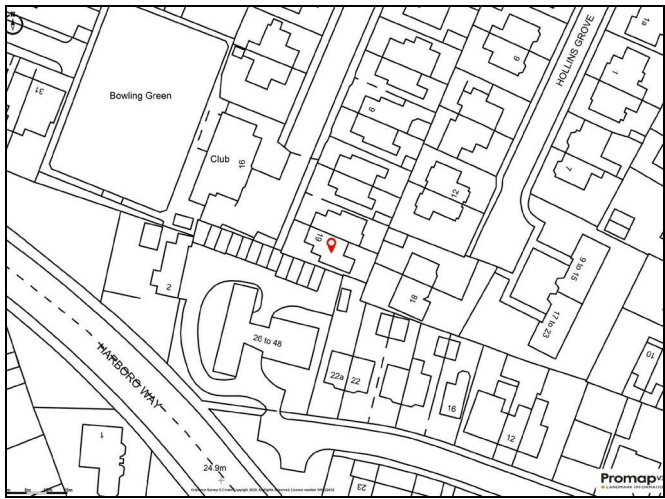
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INDEPENDENT ESTATE AGENTS

location



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 the 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

19 Linden Avenue Sale, Greater Manchester, M33 6RS



BEST AND FINAL OFFERS MONDAY 15TH JUNE AT 5PM

A BEAUTIFULLY PRESENTED, COMPREHENSIVELY UPGRADED AND IMPROVED, THREE BEDROOMED PERIOD SEMI DETACHED LOCATED ON THIS VERY DESIRABLE CUL DE SAC JUST OFF BARKERS LANE. STYLISH INTERIOR. PERFECT FOR SCHOOLS.

Hall. GF Shower Room. Lounge. Sitting Room. Dining Kitchen. Three Bedrooms. Bathroom. Enclosed Rear Garden. Driveway Parking.

CONTACT SALE 0161 973 6688

BEST AND FINAL OFFERS MONDAY 15TH JUNE AT 5PM

Offers Over: £550,000

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in detail



A beautifully presented and comprehensively upgraded, Three Bedroomed, Period Semi-Detached which enjoys excellent-sized rooms throughout.

The property has a stylish interior with a perfect mix of contemporary Kitchen and Bathroom fittings plus, some beautiful period features such as: internal panelled doors, picture rails, coved ceilings, gorgeous stained glass windows and some attractive fireplace features.

The property is ideally positioned at the end of this very desirable cul de sac close to several of the popular Schools including St Marys Primary and Ashton on Mersey.

In addition to the Accommodation there is a paved Driveway to the front and a lovely landscaped Garden to the rear.

An internal viewing will reveal:

A lovely Entrance into the property having an original panelled front door. Angled, deep-sill bay window to the side elevation with leaded and stained glass windows. Staircase rising to the First Floor. Picture rail surround. Stripped panelled doors then open to the Lounge, Sitting Room, Dining Kitchen and Ground Floor Shower Room.

Shower Room fitted with a contemporary design suite comprising of: Wet-room-style, walk-in shower with oversized 'drench' showerhead, low-level WC, wash hand basin. Wall-mounted, heated chrome towel rail. Porcelanosa tiled walls and floor and underfloor heating.

Lounge. A well-proportioned Reception Room having a set of French doors opening to the Garden. 'Penman Vega' cast iron wood burning stove set within the chimney breast. Coved ceiling. Picture rail surround. Reproduction, Victorian-style radiator. Stripped panelled door opens to useful under stairs storage cupboard.

Sitting Room. Another excellent-sized Reception Room having a window to the front. Again, the room has an attractive fireplace feature to the chimney breast with built-in shelves and cupboards to either side. Coved ceiling. Picture rail surround.

Dining Kitchen. A wonderful, large room which provides ample space for a table. The Kitchen has been re-fitted with a range of contemporary base and eye-level units with chrome handles and worktops over with inset stainless sink unit with 'Spray' mixer tap. Built-in, stainless steel fronted double oven with four ring gas hob and stainless steel extractor hood over. Wall-mounted, gas central heating boiler concealed within one of the wall-mounted cupboards. There are three sets of French doors plus an additional window to the side. Inset spotlights.

First Floor Landing having a spindled balustrade to the return of the staircase opening. Loft access point with pull-down ladder. The Loft provide excellent additional storage space. Stripped panelled doors then open to the Three Bedrooms and Bathroom.

Bedroom One. A superb, large Double Bedroom having a uPVC double glazed window to the front elevation. Period, cast iron fire surround to the chimney breast. Picture rail surround.

Bedroom Two. Another good-sized Double Bedroom having a uPVC double glazed window to the rear elevation. Period, cast iron fire surround to the chimney breast. Picture rail surround.

Bedroom Three. A larger than average Third Bedroom having a uPVC double glazed window to the



rear elevation Picture rail surround.

A stylish Bathroom fitted with a contemporary suite comprising of: freestanding, clawfoot, roll-top bath with central chrome mixer taps and shower mixer attachment, low-level WC, wall-hung wash hand basin. Wall-mounted, heated, polished chrome towel rail. Travertine tiled floor and walls. Opaque, uPVC double glazed windows to the front and side elevation. Inset spotlights to the ceiling.



Outside to the front, the property has Driveway Parking with adjacent Garden and walled borders; there is then access down the side leading to the rear Garden.

To the rear, there is a lovely, enclosed lawned Garden with retaining brick wall.

A gorgeous property located on this ever popular cul de sac!

- Freehold
-Council Tax Band - C

Approx Gross Floor Area = 1108 Sq. Feet
= 102.9 Sq. Metres

