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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£750,000

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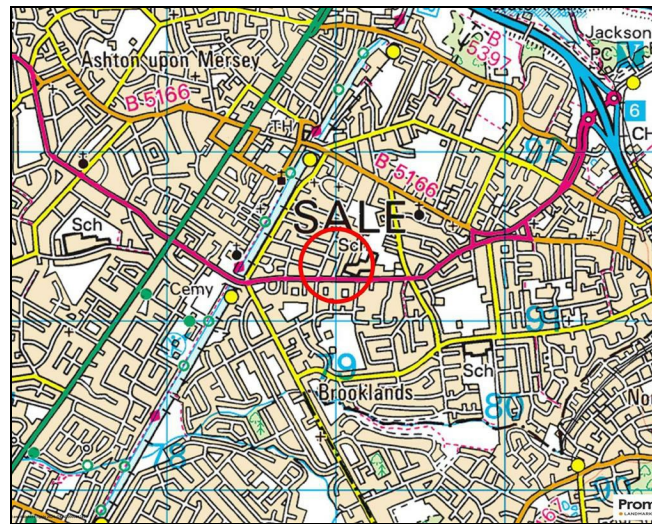


energy efficiency

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(22 plus) A
(81-91) B			(11-21) B
(69-80) C			(8-10) C
(55-68) D			(5-7) D
(39-54) E			(3-4) E
(21-38) F			(1-2) F
(1-20) G			(1) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions

England & Wales EU Directive 2002/91/EC



Overview

BEST AND FINAL OFFERS WEDNESDAY 24TH JUNE AT 5PM

A STUNNING, COMPREHENSIVELY UPGRADED AND REFURBISHED, FOUR BEDROOMED PERIOD SEMI DETACHED WITH EXTENSIVE ACCOMMODATION OVER THREE FOUR FLOORS. THREE RECEPTION ROOMS. HIGH SPEC KITCHEN WITH BI FOLD DOORS. LANDSCAPED GARDENS. VERY POPULAR CUL DE SAC LOCATION FOR SCHOOLS AND TOWN CENTRE. GATED DRIVEWAY.

Hall. Three Reception Rooms. Kitchen. Five Bedrooms over the Upper Floors. Two Bath/Shower Rooms. Landscaped Gardens.

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

BEST AND FINAL OFFERS WEDNESDAY 24TH JUNE AT 5PM

A stunning, comprehensively upgraded and improved, Four Bedroomed Period Semi-Detached with extensive Accommodation over Three Floors.

This cul de sac location has always been popular, being within a short distance of the Town Centre, Metrolink and several of the popular schools including Sale Grammar which is just around the corner.

Internally the property follows a wonderful modern design theme and has been carefully refurbished to include high specification kitchen and bathroom fittings, extensive replastering and re decoration, Plantation shutters as well as retaining lots of period features including sash windows, fireplaces and some stained glass windows.

In addition to the Accommodation there is a gated driveway to the front and a lovely landscaped broadly west facing Garden.

An internal viewing will reveal:

Recess Porch with tiled floor and step up to an original panelled front door with beautiful stained and leaded glass with matching windows flanking one side and above.

Entrance Hallway. A superb large entrance into the property having doors providing access to the Lounge and Family Room. Door opens to the Ground Floor WC. Staircase rises to the First Floor. Herringbone design flooring.

Lounge. A well proportioned reception room having a wide angled three section bay window with attractive plantation shutters to the front elevation. Coved ceiling.

Family Room. Another good sized reception room having a wide angled three section bay window with attractive plantation shutters to the side elevation. Built in storage cupboard. Coved ceiling.

Living/Dining Room. Another superb third reception room having a sash window to the rear elevation overlooking the Gardens. Built in storage cupboard and shelving. Continuation of the herringbone design flooring. Open plan to the Kitchen.

Kitchen. A stylish kitchen fitted with an extensive range of high specification base and eye level units with quartz worktops over and inset stainless steel sink unit with mixer tap and Quooker boiling hot and cold mixer tap with a water filter. NEFF electric oven with dual microwave oven above. Induction hob with extractor hood over. Integrated NEFF dishwasher. Integrated NEFF fridge and freezer. There is then a set of three paned bi folding doors opening out onto the rear garden. Further sash window to the rear. Continuation of the herringbone design flooring. Underfloor heating. Boiler is only a year old with 12 month warranty.

First Floor Landing. Having a spindle balustrade to return the staircase opening. Further staircase rises to the second floor. Coved ceiling. Doors then provide access to Three of the Bedrooms and Family Bathroom.

Bedroom One. An impressive large double bedroom having two uPVC double glazed windows to the front elevation. Period cast iron fire place feature to the chimney breast. Built in wardrobes to either side. Coved ceiling.

Bedroom Two. Another good double room having two uPVC double glazed windows to the side elevation. Period cast iron fire place feature to the chimney breast. Built in wardrobes to each of the alcoves. Coved ceiling.

Bedroom Three. Having a uPVC double glazed window to the rear elevation. Period cast iron fire place feature to the chimney breast.

Family Bathroom. Fitted with a suite comprising of freestanding double ended bath with floor mounted mixer taps and shower mixer attachment. Separate shower cubicle with thermostatic shower. Wall hung vanity sink unit. WC.

Opaque uPVC double glazed window to the rear elevation with plantation shutters. Inset spotlights to the ceiling. Underfloor heating.

Second Floor Landing with door through to Bedroom Four with further door providing access to a large walk in storage cupboard.

Bedroom Four. Another good double room having a window to the side elevation with plantation shutters. Cast iron fire surround to the chimney breast. Built in storage cupboard. Inset spotlights to the ceiling. Door opens to Shower Room.

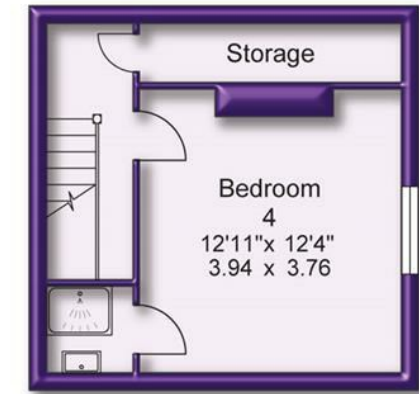
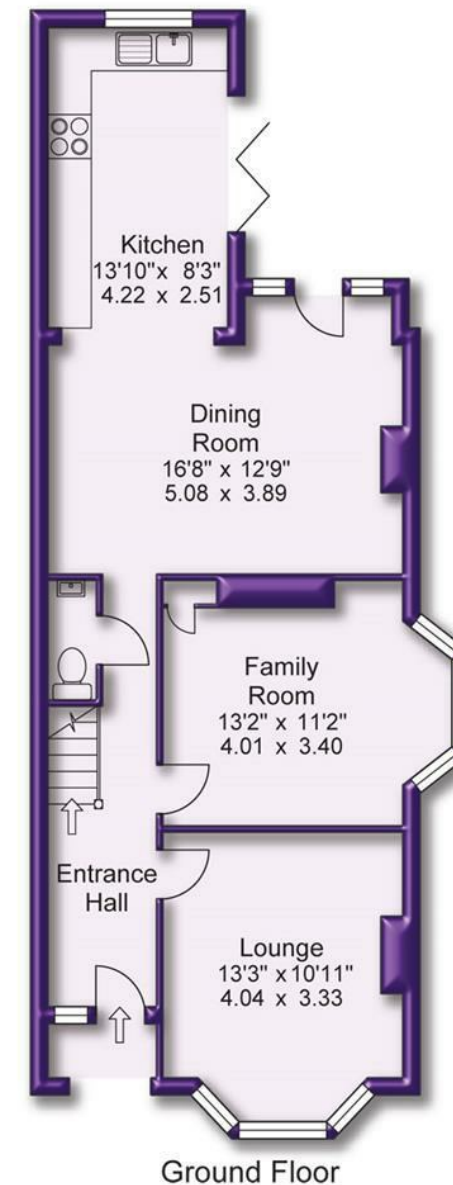
Shower Room. Fitted with a suite comprising of enclosed shower cubicle with thermostatic shower. Wall hung wash hand basin. Inset spotlights to the ceiling.

Outside the front of the property is approach via a block paved driveway via sliding wrought iron gates. There is then a further gate to the side of the property giving access to the rear. EV car wall charger.

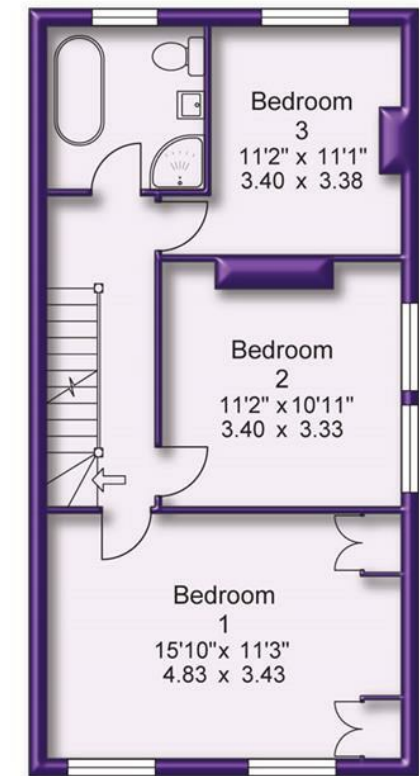
To the rear the property there is a lovely landscaped garden perfect for easy maintenance having stone paved patio leading to the main area of artificial lawn with established borders surrounding.

A wonderful family home!

Approx Gross Floor Area = 1509 Sq. Feet
= 139.88 Sq. Metres



Second Floor



First Floor