



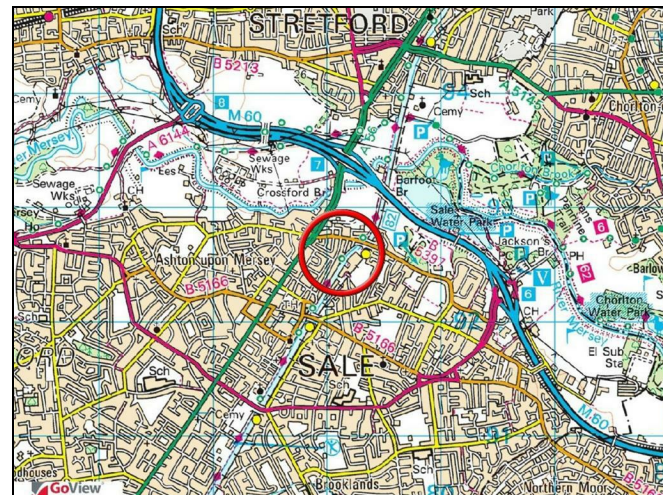
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INDEPENDENT ESTATE AGENTS

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.



INDEPENDENT ESTATE AGENTS

41 Waverley Road Sale, Cheshire, M33 7EY



A STYLISH, COMPREHENSIVELY UPGRADED, TWO DOUBLE BEDROOMED PERIOD END TERRACE WHICH OFFERS SUPERB ACCOMMODATION. MODERN KITCHEN AND BATHROOM FITTINGS. DELIGHTFUL COURTYARD GARDEN.

Hall. 24' Through Lounge and Dining Room. Kitchen. Two Bedrooms. Bathroom with sep shower cubicle. Good sized rear Courtyard Garden.

CONTACT SALE 0161 973 6688

£330,000

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in detail



A Stylish Two Double Bedroomed Period End Terrace which has been tastefully re-furnished throughout and enjoys a delightful Courtyard Garden.

Internally the property has numerous improvements including modern kitchen and bathroom, re decoration and gorgeous plantation shutters to the front facing rooms.

The location is so convenient being within an easy reach of the Town Centre and the Metrolink at both Dane Road and Sale Station.

An internal viewing will reveal:

Entrance hallway, having a UPVC double glazed front door with opaque window above. Staircase rises to the first floor. Door to the Lounge

Large through Lounge and Dining Room, having a UPVC double glazed window to the front with plantation shutters, further UPVC double glazed window to the rear. Attractive fireplace feature to the chimney breast. Wood-effect flooring. Coved ceiling. Glazed, panelled door through to the Kitchen. Door opens to useful understairs storage cupboard.

Kitchen, fitted with a range of base and eye-level units with chrome handles and woodblock worktops over with inset stainless steel sink unit and mixer tap. Built-in stainless steel fronted electric oven with four ring gas hob and stainless steel extractor hood over. Integrated slimline dishwasher. Ample space for a fridge freezer. Space and plumbing suitable for a washing machine. Wall-mounted, gas central heating boiler concealed within one of the cupboards. Opaque, UPVC double glazed door provides access to the rear. UPVC double glazed window to the side.

First Floor Landing having a spindled balustrade to the return of the staircase opening. Panelled doors then provide access to Two Bedrooms and Bathroom. Loft access point.

Bedroom One, a superb large double room having a UPVC double glazed window to the front elevation with plantation shutters. Coved ceiling.

Bedroom Two, another good-sized Bedroom having a UPVC double glazed window to the rear elevation. Full height built in wardrobes.

There is a beautifully appointed Bathroom comprising of: freestanding claw foot bath with central chrome mixer taps. Separate good sized enclosed shower cubicle with thermostatic shower. Low-level WC, wash hand basin set on a chrome stand. Opaque UPVC double glazed window to the rear elevation.

To the rear the property enjoys a good-sized, walled and paved Courtyard Garden.

Always popular houses!



Approx Gross Floor Area = 788 Sq. Feet
= 73.05 Sq. Metres

