



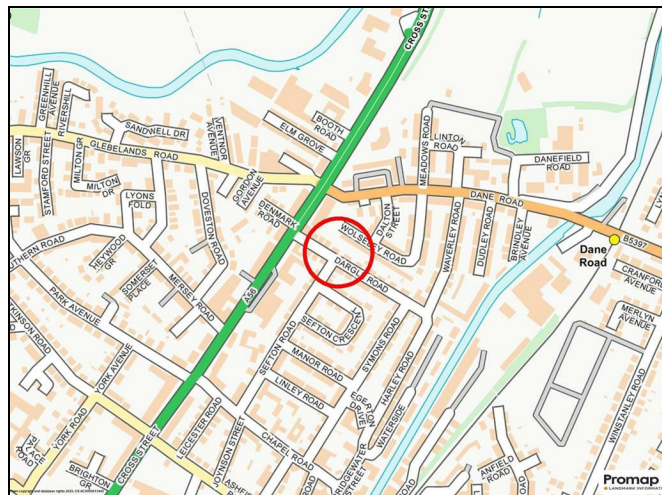
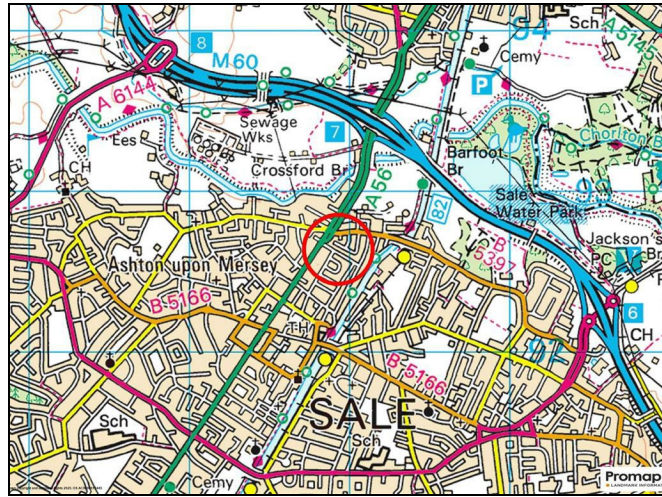
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INDEPENDENT ESTATE AGENTS

# 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			85
(81-91) B			
(69-80) C			69
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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

# 15 Dargle Road Sale, M33 7FN



**\*\*NO CHAIN\*\* A SUPERBLY PROPORTIONED THREE BEDROOMED SEMI DETACHED. COMPREHENSIVELY EXTENDED AND REFURBISHED THROUGHOUT. CONTEMPORARY KITCHEN AND BATHROOMS. IDEAL LOCATION PERFECT FOR TOWN CENTRE/SCHOOLS/METROLINK. DRIVEWAY PARKING. GOOD SIZED REAR GARDEN.**

**Large Hallway. Lounge. Dining Room. Extended Breakfast Kitchen. GF Shower Room. Three Bedrooms. Bathroom. Lovely enclosed rear Garden. Driveway Parking.**

**CONTACT SALE 0161 973 6688**

**Offers Over £465,000**

# in detail



A superbly proportioned, Three Bedroomed, Period Semi-Detached which offers over 1000 sq ft of Accommodation.

The property has been transformed having been comprehensively extended to the ground floor along with full refurbishment throughout including Contemporary kitchen and bathroom fittings, full replastering, replacement uPVC double glazed windows and new central heating system.

The location is just ideal, on this very desirable road, perfect for the Town Centre, Schools and Metrolink.

In addition to the Accommodation, there is ample Driveway Parking, and a good sized enclosed rear Garden.

An internal viewing will reveal:

Recess Porch with step-up to an original panelled front door with stained and leaded glass with matching stained and leaded glass windows flanking both sides above. Opaque, uPVC double glazed window to the side elevation. Spindled staircase rising to the First Floor. Doors then provide access to the Lounge and Dining Room. Opening into the Breakfast Kitchen.

Dining Room. A well-proportioned Reception Room, having a uPVC double glazed, angled bay window to the front elevation. Coved ceiling.

Lounge. Another excellent sized Reception Room, having a set of uPVC double glazed French doors opening out to the rear Garden.

A fabulous, large Breakfast Kitchen having been extended with part-vaulted ceiling with large skylight Velux window. uPVC double glazed French doors open to the rear Garden. Additional uPVC double glazed window to the rear. Opaque, glazed composite door opens to outside. The Kitchen itself is fitted with an extensive range of gloss-finish base and eye-level units with chrome handles and Quartz worktops over with inset stainless steel sink unit with mixer tap. Built-in, stainless steel fronted 'Bosch' electric oven with four ring induction hob and extractor hood over. Integrated fridge freezer and dishwasher. Space and plumbing suitable for a washing machine. Door opens to large understairs storage cupboard. Door through to the Ground Floor Shower Room.

The Shower Room is fitted with a contemporary suite and comprises of enclosed shower cubicle, space-saver vanity sink unit and low-level WC. Opaque, uPVC double glazed window to the front elevation.

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



Bedroom One. An excellent sized Double Bedroom, having a uPVC double glazed window to the rear elevation overlooking the Gardens.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed, angled bay window to the front elevation.

Bedroom Three, having a uPVC double glazed window to the front elevation.

The Bathroom is fitted with a contemporary white suite with chrome fittings and comprises of tiled panelled bath with thermostatic shower over and fitted glass shower screen, twin-drawer wall-hung vanity sink unit and low-level WC. Tiled floor. Part-tiled walls. Wall-mounted, heated, polished chrome towel rail radiator. Built-in storage cupboard. Opaque, uPVC double glazed window to the side elevation.

Outside to the front, the property is approached via a driveway providing ample off street parking; this then continues down part of the side of the property, whilst to the rear the property has a stone paved patio area leading onto the main area of lawn.

A superb family home in a really convenient location!

