



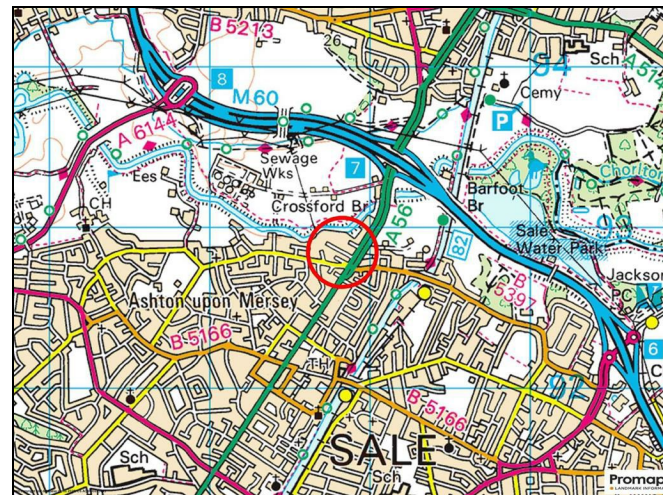
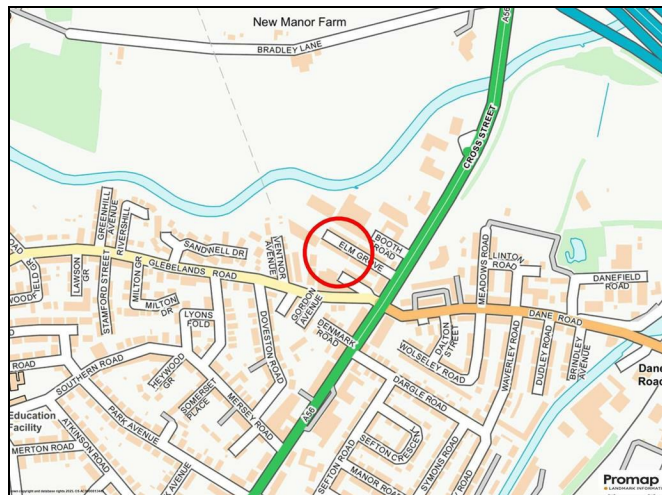
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INDEPENDENT ESTATE AGENTS

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		88	67
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

35 Elm Grove

Sale, M33 7JZ



A LOVELY TWO BEDROOMED PERIOD TERRACE WITH SUPERB ACCOMMODATION. EXCELLENT SIZED ROOMS THROUGHOUT. SOUTH FACING COURTYARD. POPULAR CUL DE SAC PERFECT FOR TOWN CENTRE + METROLINK.

Entrance Vestibule + Hall. Lounge. Breakfast Kitchen. Cellars. Two good Double Bedrooms. Bathroom. South facing walled Courtyard. So Convenient!

CONTACT SALE 0161 973 6688

£280,000

in detail



An excellent-sized, Two Double Bedroomed, Period Terrace which enjoys good-sized rooms throughout.

The property has been upgraded and improved, including modern Kitchen and Bathroom fittings.

The location is ideal, being on a popular cul de sac, within an easy reach of the Town Centre, Metrolink, bus routes, Motorway and the River Mersey.

In addition to the Accommodation, there is a lovely private broadly south facing walled courtyard and residents Parking.

An internal viewing will reveal:

Entrance Vestibule, having an opaque, leaded, double glazed front door with arched window above. Glazed panelled door through to the Entrance Hallway.

Entrance Hallway, having panelled doors opening to the Lounge and Breakfast Kitchen with a further door providing access to a staircase down to the Cellars.

Lounge. A well-proportioned Reception Room, having a uPVC double glazed window to the front elevation. Coved ceiling. Picture rail surround. Attractive fireplace feature to the chimney breast.

Breakfast Kitchen. A good-sized Kitchen with space for a table. The Kitchen itself is fitted with a range of base and eye-level units with worktops over and inset, stainless steel sink unit with mixer tap. Ample space for a range of freestanding appliances. uPVC double glazed window to the rear elevation and an opaque, leaded, uPVC double glazed door opens to outside. Staircase rises to the First Floor.

Cellars. The cellar provides excellent additional storage space.

First Floor Landing, having doors providing access to the Two Double Bedrooms and Bathroom.

Bedroom One. A well-proportioned Double Bedroom, having a uPVC double glazed window to the rear elevation. Door opens to useful storage cupboard above the stairwell.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double



glazed window to the front elevation. Built-in storage cupboard.

The Bathroom is fitted with a modern white suite with chrome fittings, comprising of panelled bath with thermostatic shower over, wash hand basin and WC. Wall-mounted, heated, polished chrome towel rail radiator. Polished tiled floor. Part-tiled walls. Opaque, uPVC double glazed window to the front elevation.

To the rear there is a walled broadly south facing courtyard garden.

Always a popular place to live!



Approx Gross Floor Area = 912 Sq. Feet
(inc. Cellar) = 84.7 Sq. Metres
Approx Gross Floor Area = 734 Sq. Feet
(exc. Cellar) = 68.2 Sq. Metres

