



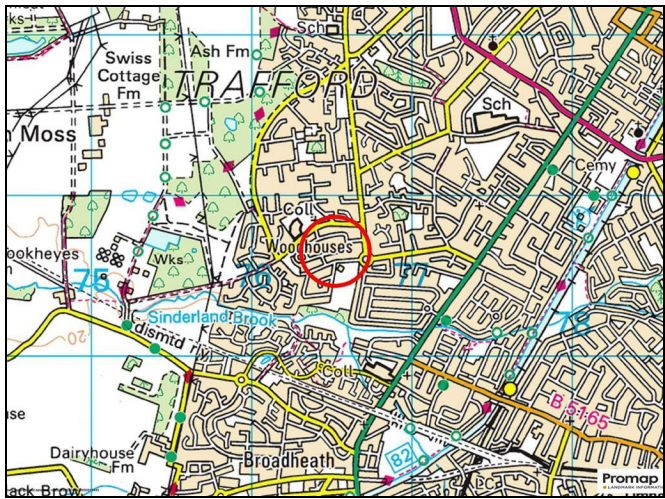
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INDEPENDENT ESTATE AGENTS

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

31 Braemar Drive

Sale, M33 4WJ



A FABULOUS, MUCH IMPROVED AND EXTENDED, THREE BEDROOMED SEMI DETACHED WHICH ENJOYS A WONDERFUL STH FACING GARDEN. POPULAR NEIGHBOURHOOD CLOSE TO SEVERAL SCHOOLS. DRIVEWAY + INTEGRAL GARAGE.

Porch. Hall. Wc. Lounge. Dining Room. Stylish extended Kitchen. Utility. Large Conservatory. Three Bedrooms. Bathroom. Great Gardens. Driveway and Garage storage. Energy Rating: D

CONTACT SALE 0161 973 6688

£450,000

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in detail



A fabulous, much improved and extended Three Bedroomed Semi-Detached which offers over 1300 sqft of Accommodation.

The location is always popular being within an easy reach of several of the Local Schools.

There is plenty of Ground Floor Accommodation which includes: an extended Kitchen, large Conservatory and a Utility Room.

In addition to the Accommodation there is Driveway Parking, Garage storage and superb, broadly south facing rear Garden.

An internal viewing will reveal:

Entrance Porch having a leaded UPVC double glazed front door. Tiled floor. Step-up to a leaded, opaque composite front door.

Entrance Hallway having a spindled staircase rising to the First Floor. Doors then provide access to the Dining Room, Kitchen and Ground Floor WC.

Ground Floor WC fitted with a low-level WC with push button flush. Wall-hung wash hand basin. Tiled floor. Tiled walls.

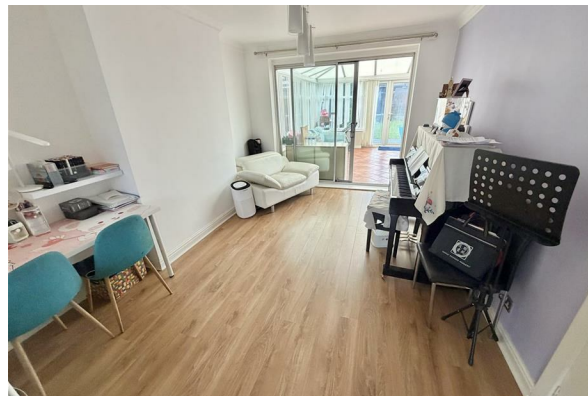
Lounge. A well-proportioned Reception Room having a wide-angled, UPVC double glazed bay window to the front elevation. Attractive fireplace feature to the chimney breast with living flamed gas fire. Coved ceiling. Large opening into the Dining Room.

Dining Room. Another good-sized Reception Room having a set of sliding Patio doors opening up onto the Conservatory. Coved ceiling.

Breakfast Kitchen re-fitted with an extensive range of base and eye-level units with chrome 'T' bar handles and polished granite worktops over which includes a useful Breakfast Bar Area. The Kitchen has an inset one-and-a-half bowl stainless steel sink unit with granite drainer and chrome mixer tap. Integrated fridge freezer. Integrated dishwasher. Space for a cooker with stainless steel splashback and stainless steel and glass extractor hood over. Amtico flooring. UPVC double glazed window to the rear elevation overlooking the Garden. Multi-paned door through to the Conservatory and a further door opens to the Utility Room.

Conservatory. A wonderful addition to the property having UPVC double glazed windows to Three elevations and a set of UPVC double glazed French doors opening up onto the rear Garden. Tiled floor.

Utility Room. The room has space and plumbing suitable for a washing machine. Fitted base units and wall-mounted cupboards. Polished tiled floor. Door through to the Garage.



Garage having a metal up-and-over door to the front. The Garage also houses the 'Worcester', wall-mounted, gas central heating boiler.

First Floor Landing having an opaque, UPVC double glazed window to the Half Landing. Spindled balustrade to the return of the staircase opening.

Bedroom One. An excellent-sized Double Bedroom having a UPVC double glazed angled bay window to the front elevation. Built-in wardrobes to the full length of One wall.

Bedroom Two. Another well-proportioned Double Bedroom having a UPVC double glazed window to the rear elevation providing lovely views over the Garden. Again, the room has extensive built-in wardrobes to the full length of one wall.

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

Bathroom fitted with a white suite with chrome fittings comprising of: panelled bath, separate, enclosed shower cubicle, low-level WC, pedestal wash hand basin. Two, opaque, UPVC double glazed windows to the side elevation. Tiled walls. Tiled floor. Wall-mounted, heated towel rail. Inset spotlights to the ceiling.

Outside to the front, the property is approached via a Driveway providing ample Off Street Parking. This then leads to the Garage; whilst to the rear, the property enjoys an excellent-sized, broadly South facing lawned Garden with paved Patio Area with established borders surrounding.

A wonderful Family Home!



Approx Gross Floor Area = 1359 Sq. Feet
= 125.97 Sq. Metres

