



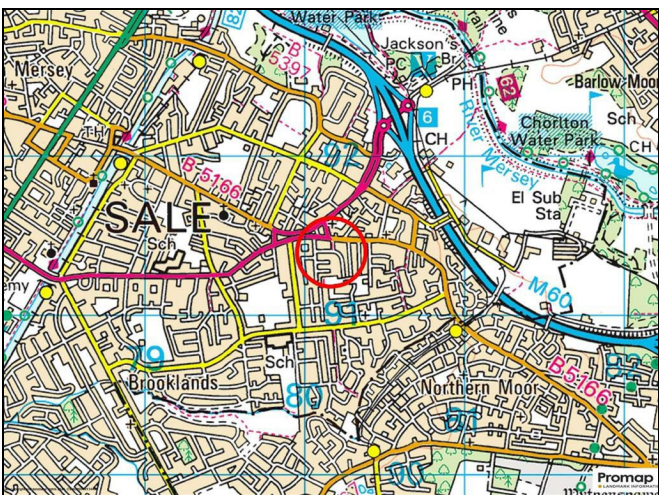
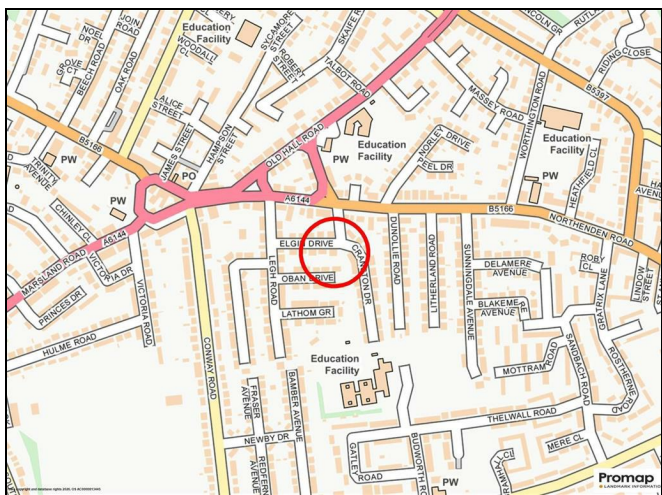
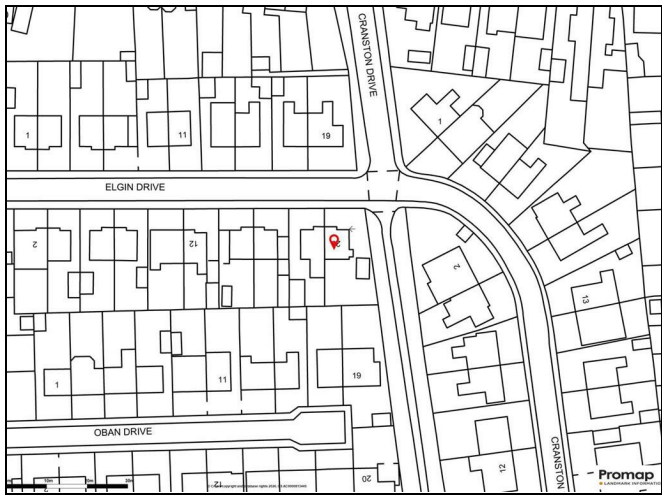
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INDEPENDENT ESTATE AGENTS

# 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 <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 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.

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INDEPENDENT ESTATE AGENTS

## 20 Elgin Drive Sale, M33 2SZ



AN EXCELLENT SIZED, UPGRADED AND IMPROVED, THREE BEDROOMED SEMI DETACHED WHICH OFFERS GOOD SIZED ROOMS THROUGHOUT. SUPERB WIDE PLOT WITH SCOPE TO EXTEND. IDEAL LOCATION FOR SALE MOOR VILLAGE/SCHOOLS. AMPLE DRIVEWAY PARKING AND ESTABLISHED GARDENS.

Porch. Hall. GF Shower Room. Lounge. Open Plan Dining Kitchen. Three Bedrooms. Bathroom. Excellent sized Gardens. Garage. Driveway parking. Wide plot with scope to extend STPP.

CONTACT SALE 0161 973 6688

£425,000

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# in detail



An excellent sized, much upgraded and improved, Three Bedroomed Semi-Detached which offers good sized rooms throughout.

The property enjoys a superb wide plot which potentially offers great scope to extend subject to any permissions.

The location is very convenient, close to Local Shops, several Schools and within an easy reach of Sale Moor Village. The property is also close to the motorway and Metrolink network

In addition to the Accommodation, the property enjoys a lovely established rear Garden, Garage and ample Driveway Parking.

An internal viewing will reveal:

Entrance Porch, having a uPVC double glazed front door. Step-up to a further opaque uPVC double glazed door to the Hallway.

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

Lounge. A well-proportioned Reception Room, having a uPVC double glazed, bay window to the front elevation. Herringbone design flooring.

Open plan Dining Kitchen. A superb large space perfect for a family. The room has a having a set of uPVC double glazed French doors opening out onto the rear Garden plus an additional uPVC double glazed window to the rear. Continuation of the Herringbone design flooring. Fireplace feature to the chimney breast. Inset spotlights.

The Kitchen is fitted with a range of base and eye-level units with worktops over and inset sink unit with mixer tap. Space for a range of freestanding appliances.

First Floor Landing, having an opaque, uPVC double glazed window to the Half Landing. Spindled balustrade staircase opening to doors providing access to the Three Bedrooms and Bathroom.

Bedroom One. A well-proportioned Double Bedroom, having a uPVC double glazed, bay window to the front elevation. Contemporary design built in wardrobes across one wall.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the rear elevation providing views over the rear Garden. Contemporary design built in wardrobes across one wall.

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

The Bathroom has been fitted with a Contemporary white suite with chrome fittings comprising of: shaped panelled bath with shower mixer attachment and shower screen, vanity sink unit and WC. Wall-mounted, heated chrome towel rail. Opaque, uPVC double glazed window to the side elevation.

Outside, the property enjoys a wide plot providing ample driveway parking, Garage and good-sized established rear Garden.

Given the wider than average plot, there is great potential to extend subject to any permissions.

A convenient place to live!

