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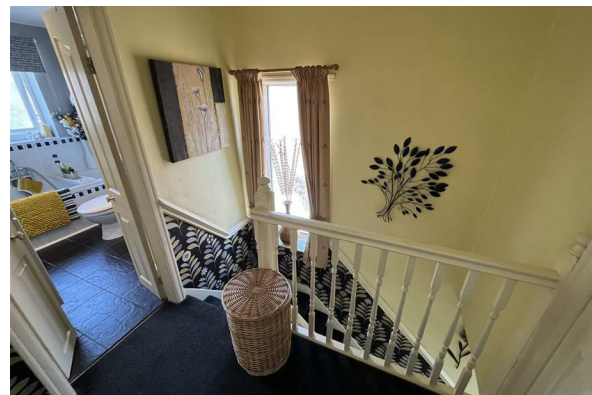
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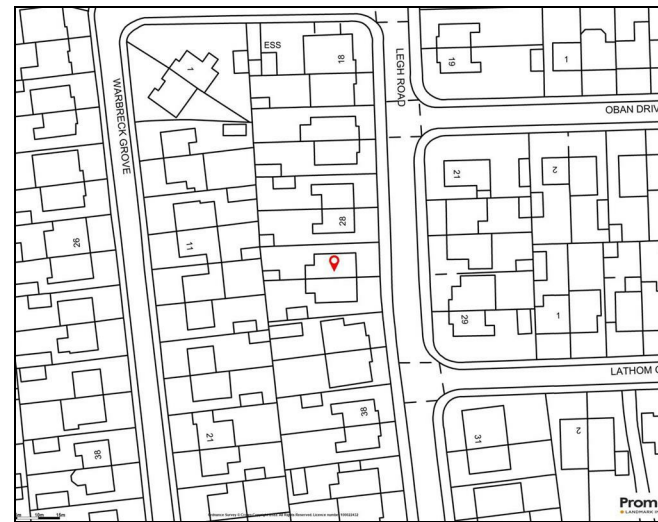
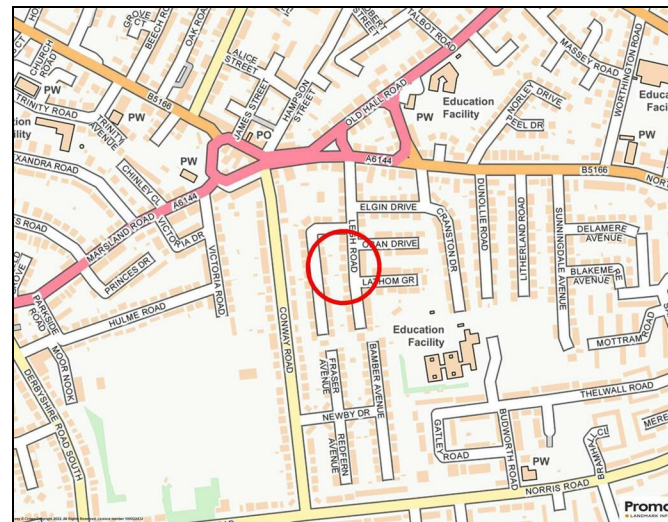
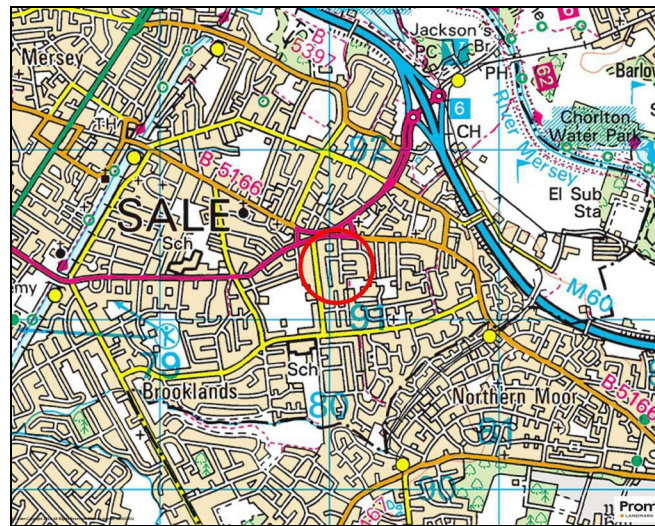


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## energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# Overview

AN EXCELLENT SIZED THREE BEDROOMED SEMI DETACHED WHICH OFFERS SUPERB FAMILY ACCOMMODATION. IDEAL LOCATION. PERFECT FOR SCHOOLS AND VILLAGE. PRIVATE REAR GARDEN.

Hall. Dining Room. Extended Lounge. Kitchen. Three Bedrooms. Bathroom. Driveway and Gardens.  
 Energy Rating:

CONTACT SALE 0161 973 6688



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures 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.

# in detail

An excellent-sized, Three Bedroomed Semi-Detached which enjoys superb family accommodation.

The location is a really popular cul de sac close to several of the Schools and ideal for Sale Moor Village

In addition to the accommodation there is Driveway Parking and a lovely established private rear Garden.

An internal viewing will reveal:

Entrance Hallway, having an opaque, uPVC double glazed front door with matching windows flanking both sides and above. uPVC double glazed window to the side elevation. Spindle staircase rising to the First Floor with useful under stairs storage cupboard. Glazed panelled doors open to the Lounge and Kitchen and glazed double doors open to the Dining Room.

Dining Room. A well-proportioned Reception Room, having a uPVC double glazed, angled bay window to the front elevation. Hollowed-out chimney breast feature. Picture rail surround. Dado rail.

Lounge. A superb, large, extended Reception Room, part-Conservatory-style with uPVC double glazed windows overlooking the Gardens and a set of uPVC double glazed French doors opening out onto the Garden. Picture rail surround. Attractive fireplace feature.

The Kitchen is fitted with a range of base and eye-level units with worktops over and inset, one and a half bowl sink unit with 'Spray' mixer tap. Built-in, double oven with four ring gas hob and extractor hood over. Ample space for a range of additional freestanding appliances. uPVC double glazed windows to the rear and side elevation and a uPVC double glazed door opens to outside. Wall-mounted, gas central heating boiler.

First Floor Landing, having a uPVC double glazed window to the Half Landing. Spindle balustrade to the return of the staircase opening. Doors then provide access to the Three Bedrooms and Bathroom.

Bedroom One. A good-sized Double Bedroom, having a uPVC double glazed, angled bay window to the front elevation. Picture rail surround.

Bedroom Two. Another good-sized Bedroom, having a uPVC double glazed window to the rear elevation overlooking the Gardens. the room also enjoys an extensive range of modern, built-in wardrobes. Picture rail surround. Loft access point.

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

The Bathroom is fitted with a white suite, comprising of: tiled, double-ended panelled bath with shower mixer attachment, separate enclosed shower cubicle with thermostatic shower, vanity sink unit with extensive storage, enclosed cistern WC. Part-tiled walls. Tiled floor. Inset spotlights to the ceiling. Wall-mounted, heated towel rail.

The property is approached via a Driveway providing ample Parking, this continues down the side leading to the rear.

To the rear is a lovely established, west facing rear Garden.

Always popular houses!

Approx Gross Floor Area = 1004 Sq. Feet  
= 93.07 Sq. Metres

