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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

103 Conway Road

Sale, Greater Manchester, M33 2TE



£425,000





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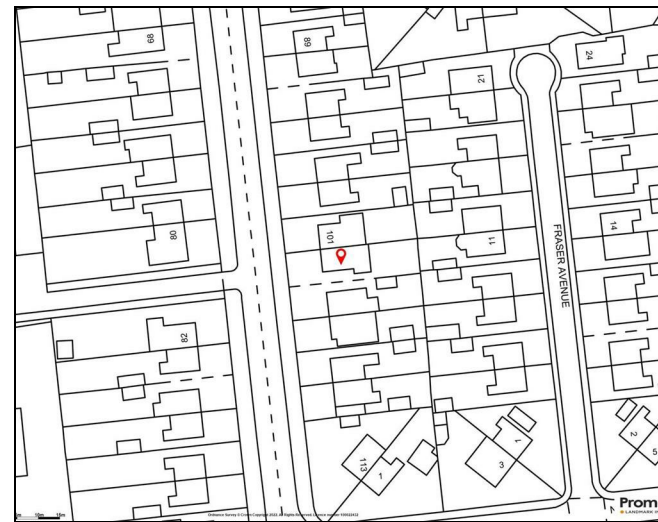
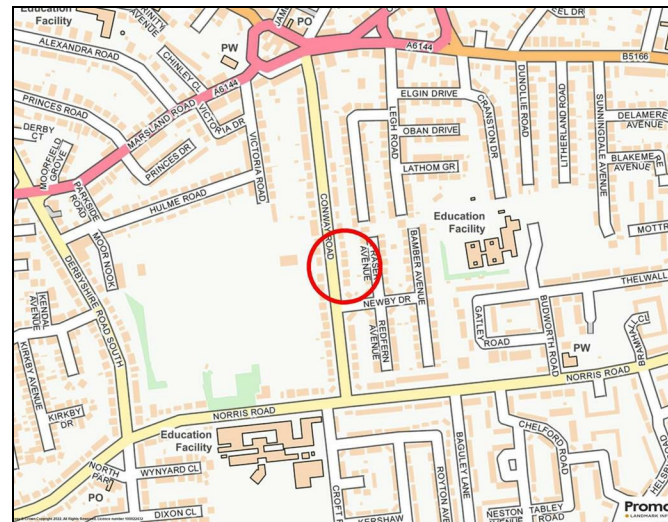
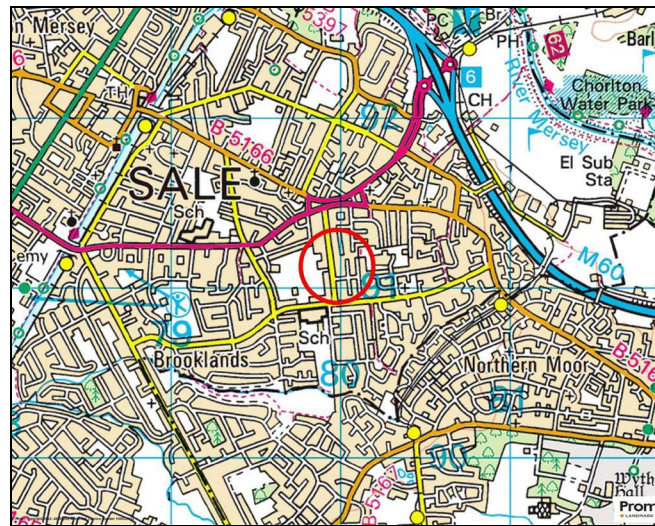


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energy efficiency

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



Overview

A FABULOUS THREE BEDROOMED EXTENDED SEMI DETACHED WHICH ENJOYS A WONDERFUL OPEN PLAN DINING KITCHEN. POPULAR LOCATION WITHIN AN EASY REACH OF SALE MOOR AND SEVERAL OF THE SCHOOLS.

Hall. WC. Lounge. Dining Room. Utility Room. Superb Open Plan Dining Kitchen with vaulted ceiling, Velux windows and French doors. Three Beds. Bathroom. Driveway Parking. Rear gardens.

CONTACT SALE 0161 973 6688



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.

in detail

A fabulous, comprehensively refurbished, extended Three bedroomed Semi-Detached which offers excellent Family Accommodation.

The property is located within this ever popular area, close to several of the popular schools and within an easy reach of Sale Moor Village.

Internally, there is neutral re-decoration, modern Kitchen and Bathroom fittings and has been transformed with a full-width rear extension providing a large Dining Kitchen with vaulted ceiling and a Utility Room.

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

An internal viewing will reveal:

Entrance Porch, having a uPVC double glazed front door. Step-up to an original, panelled, stained and leaded glass door with matching leaded windows flanking both sides opening to the Entrance Hallway.

Entrance Hall, having a staircase rising to the First Floor. Doors then provide access to the Lounge and Sitting Room with further doors opening to the Ground Floor WC and Utility Room. Tiled floor. Picture rail surround.

Sitting Room. A well-proportioned Reception Room, having a uPVC double glazed bay window to the front elevation. Attractive fireplace feature to the chimney breast.

Ground Floor WC, fitted with a low-level WC. Wall-hung wash hand basin. Opaque, uPVC double glazed window to the side elevation.

Utility Room. A useful room, having modern base and eye-level units with worktops over and inset, stainless steel sink unit with mixer tap. Integrated dishwasher. Integrated washing machine. Wall-mounted, 'Baxi', gas central heating boiler concealed within one of the cupboards. uPVC double glazed window to the side elevation. Inset spotlights to the ceiling. Continuation of the tiled floor.

Lounge. A well-proportioned Reception Room, having a large opening into the Open Plan Dining Kitchen. Attractive fireplace feature to the chimney breast. Picture rail surround.

Dining Kitchen. A fabulous, large, extended space with plenty of space for a dining table. The room has a vaulted ceiling with three skylight Velux windows and a set of uPVC double glazed French doors opening out to the rear Garden. Additional, uPVC double glazed window to the rear. The Kitchen itself has been re-fitted with an extensive range of base and eye-level units with worktops over incorporating a useful Breakfast Bar. Inset, one and a half bowl sink unit with mixer tap. Integrated, stainless steel fronted, double oven. Integrated microwave. Five ring gas hob with oversized, stainless steel and glass extractor hood over. Integrated dishwasher and fridge freezer. Inset spotlights to the ceiling.

First Floor Landing, having an opaque, uPVC double glazed window to the side elevation. Loft access point. Doors then open to the Three Bedrooms and Bathroom.

Bedroom One. An excellent-sized Double Bedroom, having a uPVC double glazed, 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 with attractive plantation shutters. Picture rail surround.

Bedroom Three, having a uPVC double glazed window to the front. Folding doors open to a useful built-in wardrobe.

A stylish Bathroom, re-fitted with a contemporary suite, comprising of: panelled bath, separate enclosed shower with thermostatic shower, vanity sink unit, low-level WC. Contemporary, matte-finish, towel rail radiator. Two, opaque, uPVC double glazed windows to the side elevation. Tiled floor. Tiled walls. Inset spotlights to the ceiling.

An immaculate property!

Approx Gross Floor Area = 1020 Sq. Feet
= 94.76 Sq. Metres

