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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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## 7 Albion Grove

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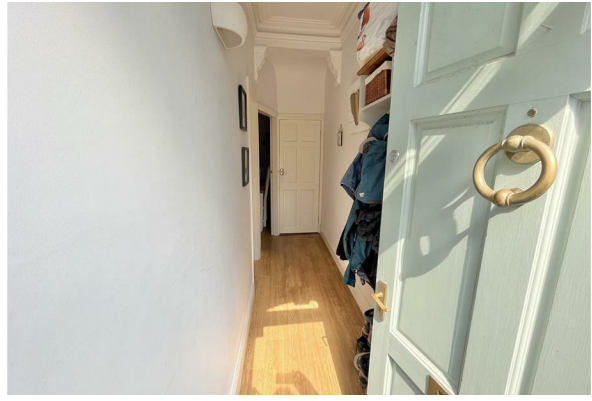


£315,000

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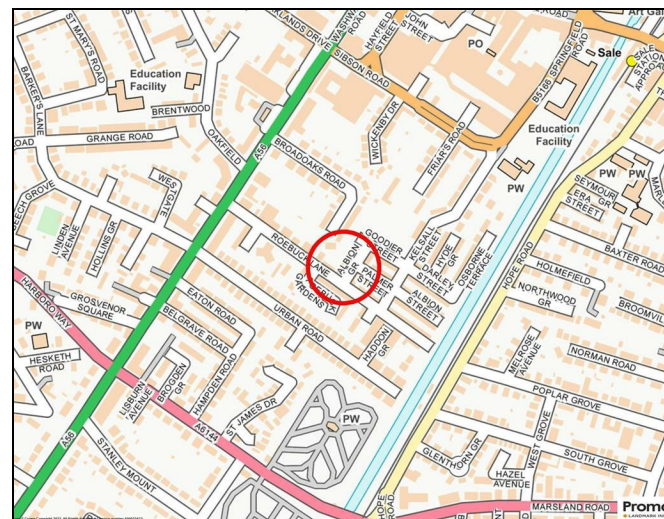
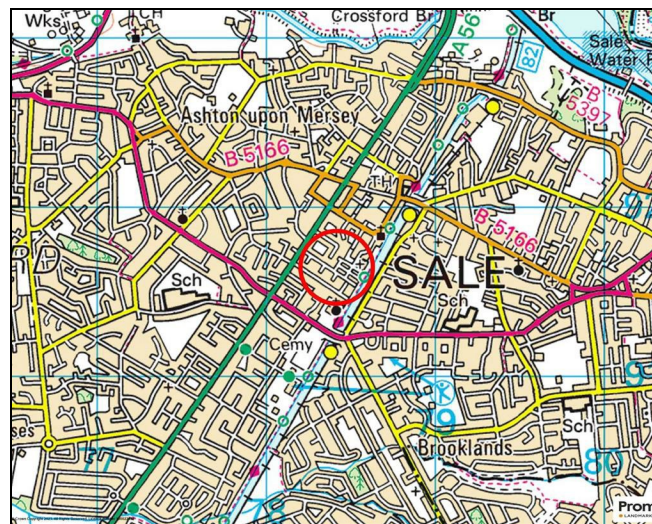
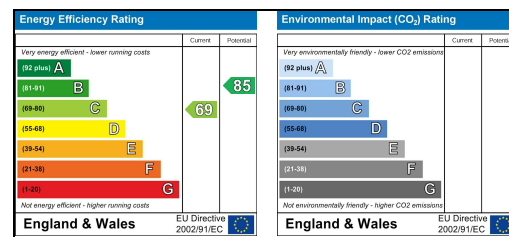


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## energy efficiency

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



# Overview

AN IMMACULATE, MUCH UPGRADED AND IMPROVED, TWO BEDROOMED PERIOD TERRACE IDEALLY LOCATED FOR THE TOWN CENTRE/CANAL/METROLINK. MODERN KITCHEN AND BATHROOM FITTINGS.

Hall. Lounge. Dining Room with woodburner. Kitchen. Rear Hall. GF Bathroom. Two good-sized Bedrooms. Walled, enclosed Courtyard.

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

An immaculate, Two Bedroomed, Period Terrace which has been tastefully re-furbished throughout.

The location could not be more convenient, being within a short walk of the Town Centre, Metrolink and access to the popular Bridgewater Canal walks.

Internally, the property has good-sized rooms throughout, neutral re-decoration, along with modern Kitchen and Bathroom fittings.

In addition to the Accommodation, there is a pretty Garden frontage with gorgeous feature tree and a walled rear Courtyard.

An internal viewing will reveal:

Entrance, having a panelled front door with leaded arched window above.

Entrance Hall, having panelled doors providing access to the Lounge, Dining Room and useful understairs storage cupboard. Deep-coved ceiling.

Lounge. A well-proportioned Reception Room, having a uPVC double glazed window to the front elevation. Built-in storage cabinets to each of the alcoves. Deep-coved ceiling.

Dining Room. Another well-proportioned Reception Room, having a uPVC double glazed window to the rear elevation with additional angled window above. Hollowed-out chimney breast with cast iron woodburning stove with beam above set upon a raised stone hearth. Door opens to the staircase rising to the First Floor and an opening into the Kitchen.

The Kitchen is fitted with a range of base and eye-level units with woodblock worktops over and inset, white ceramic sink unit with mixer tap. Stainless steel fronted, 'Bosch', electric oven with four ring gas hob and stainless steel and glass extractor hood over. uPVC double glazed window to the side elevation. Tiled floor. Inset spotlights to the ceiling. Panelled door opens to the rear Hallway.

Rear Hallway, having a panelled door opening to outside and further door opens to the Bathroom. Tiled floor. Inset spotlights to the ceiling.

The Bathroom has been re-fitted with a contemporary white suite with chrome fittings, comprising of: tiled, panelled bath with thermostatic shower over and fitted glass shower screen, low-level WC, wall-hung wash hand basin. Tiled floor. Tiled walls. Inset spotlights to the ceiling. Opaque, uPVC double glazed window to the side elevation.

First Floor Landing, having doors opening to the Two Bedrooms.

Bedroom One. An excellent-sized Double Bedroom, having a uPVC double glazed window to the front elevation. Full-height, built-in wardrobe to one of the alcoves, plus additional cupboard and shelving to the other.

Bedroom Two. Another good-sized Bedroom, having a uPVC double glazed window to the rear elevation. Door opens to a useful cupboard which also houses the gas central heating boiler.

Always a popular place to live!

- FREEHOLD
- COUNCIL TAX BAND - B

Approx Gross Floor Area = 754 Sq. Feet  
= 70.0 Sq. Metres

