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INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, proceed onto School Rd/B5166 towards Hayfield St. Turn left onto Sibson Rd/B5166. Continue to follow B5166 and head straight onto Tatton Rd/B5166. Tatton Rd/B5166 turns left and becomes Ashfield Rd. Turn right onto Cross St/A56 and right onto Dargle Rd. Turn right onto Harley Rd and the property will be on the left.



INDEPENDENT ESTATE AGENTS

30 Harley Road Sale, M33 7FP



A LOVELY TWO BEDROOMED PERIOD TERRACE LOCATED WALKING DISTANCE OF THE TOWN CENTRE + METROLINK. LOVELY PRIVATE COURTYARD.

Lounge. Breakfast Kitchen. Two Bedrooms. Shower Room. Courtyard garden.

CONTACT SALE 0161 973 6688

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			86
(81-91) B			
(69-80) C			
(55-68) D		68	
(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 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.

£275,000

in detail



A well presented Period Terraced property with delightful views over Harley Road Park and located in this most convenient neighbourhood within an easy reach of the Town Centre and the Metrolink at both Dane Road and Sale Station.



The stylishly presented property is arranged over Two Floors with the accommodation providing a Lounge and Breakfast Kitchen to the Ground Floor and Two Bedrooms served by a Shower Room to the First Floor.

Externally, there is a Garden frontage with stocked border and to the rear a low maintenance walled Courtyard Garden.

Comprising:

Entrance door to the Lounge. A well-proportioned Reception Room with a window to the front elevation. Attractive, electric fireplace feature to the chimney breast and built shelves to either side of the recesses.

The Kitchen is fitted with an extensive range of white base and eye-level units with worktops over, inset into which is a stainless steel sink and drainer unit. There is space and plumbing for kitchen appliances. Window to the rear elevation and a door provides access to the same. A staircase rises to the First Floor.

First Floor Landing with doors providing access to Two Bedrooms and a Shower Room.

Bedroom One. A well-proportioned Double Bedroom with a window to the front elevation.

Bedroom Two with a window to the rear elevation.

The Bedrooms are served by a Shower room fitted with a white suite with chrome fittings, providing a shower cubicle with thermostatic shower, vanity sink unit and WC. Opaque window to the side elevation.

To the rear, there is a lovely, enclosed courtyard with whitewashed walls, paving and raised borders.

Always a popular place to live!



Approx Gross Floor Area = 581 Sq. Feet
= 54.1 Sq. Metres

