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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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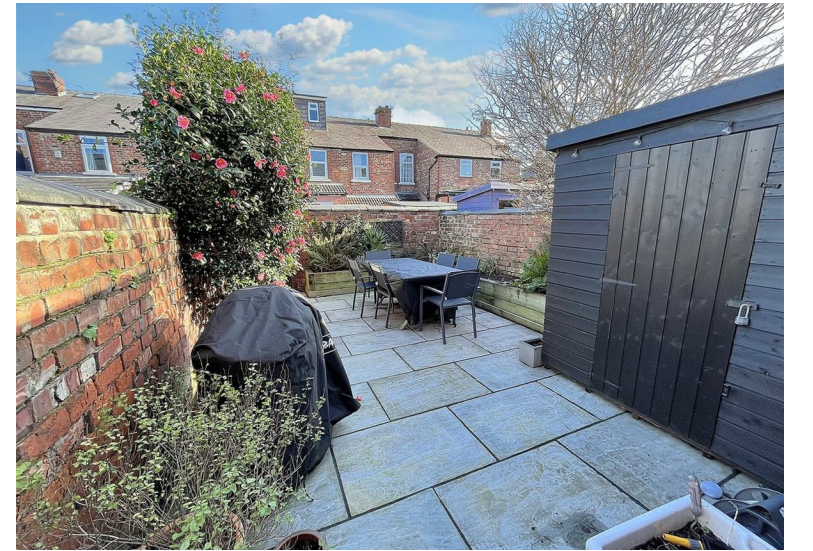
# 8 Meadows Road

Sale, M33 7BG



£375,000









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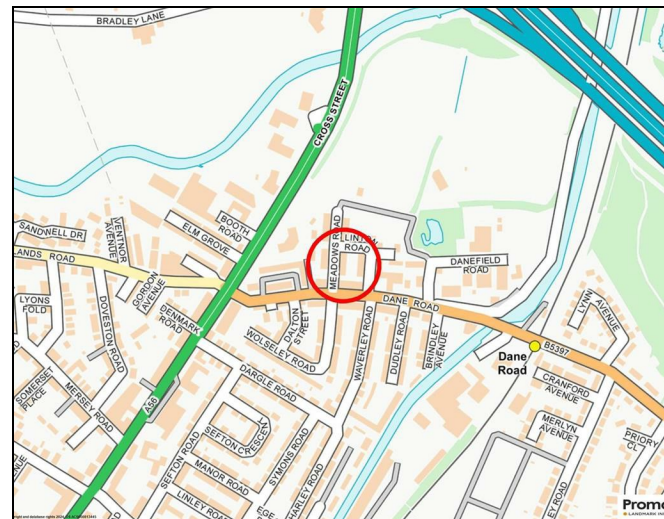
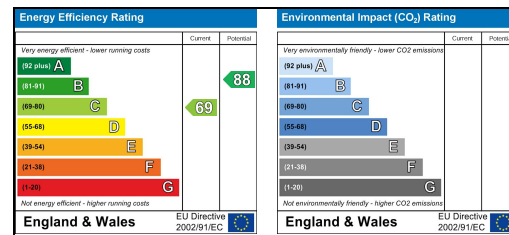


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## energy efficiency

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



# Overview

A BEAUTIFUL, COMPREHENSIVELY REFURBISHED, TWO DOUBLE BEDROOMED PERIOD TERRACE WITH USEFUL STUDY ROOM AND CONVERTED LOFT SPACE. IDEAL FOR METROLINK/TOWN CENTRE.

Hall. Lounge. Dining Room. Good sized 14' Kitchen. Two good Dbl Bedrooms. Study Room. Gorgeous Bathroom. Converted Loft space. Lovely Courtyard Garden. Energy Rating: D

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 beautiful, comprehensively upgraded and improved, Two Double Bedroomed Period Terrace which includes a useful Study Room and Converted Loft Space.

The property has a stylish interior, modern Kitchen and Bathroom and neutral re-decoration throughout.

The location is ideal, being within an easy reach of the Town Centre, Metrolink and access to the Motorway Network.

In addition to the Accommodation, there is a lovely, enclosed Courtyard Garden.

An internal viewing will reveal:

Recess Porch having an opaque, leaded and stained, panelled front door with large opaque, leaded and stained numbered window above. Staircase rises to the First Floor. Coved ceiling. Dado rail surround. Stripped panelled doors open to the Lounge and Dining Room.

Lounge. An excellent-sized Reception Room having a wide-angled, three-section, angled bay window to the front elevation. Period fireplace feature to the chimney breast with living flame, coal-effect gas fire. Built-in book shelving cabinets. Coved ceiling. Glazed folding doors to the Dining Room.

Dining Room. Another lovely Reception Room having a uPVC double glazed window to the rear elevation with original, opaque angled window above. Part-hollowed-out chimney breast feature. Door opens to useful under stairs storage cupboard. Opening into the Kitchen.

A good-sized Kitchen fitted with an extensive range of base and eye-level units with worktops over and inset white ceramic sink unit with mixer tap. Space for a range cooker (maybe available subject to further negotiation). Integrated appliances to include fridge freezer, dishwasher and washing machine. Wall mounted gas central heating boiler concealed within one of the wall mounted cupboards. Inset spotlights. Windows to the side and rear. Glazed door open to the side.

First Floor Landing having a spindled balustrade to the return of the staircase opening. Built-in storage cupboard. Doors then provide access to the Two Double Bedrooms, Study and Bathroom. Large Loft access point with fold-down ladder.

The Loft has been converted to provide excellent additional space and accessed via a fold-down ladder. Within the loft there is a Velux window to the rear. There is also the option of converting this room to another Bedroom subject to planning permission.

Bedroom One. A superb, large Double Bedroom having two, uPVC double glazed windows to the front elevation. Built-in wardrobe cupboards to each of the alcoves. Picture rail surround.

Bedroom Two. Another good-sized Double Bedroom having a uPVC double glazed window to the rear elevation. Built-in wardrobe cupboard to one of the alcoves. Part-hollowed-out chimney breast feature.

Study. A useful room - currently used as a Home Office having a uPVC double glazed window to the side elevation. Inset spotlights to the ceiling.

A gorgeous Bathroom, recently fitted with a period-style suite comprising of: freestanding, 'clawfoot', double-ended roll top bath with central chrome mixer taps and telephone taps mixer attachment,

separate walk-in shower enclosure with thermostatic shower and oversized 'Drench' showerhead, low-level WC, pedestal wash hand basin. Wall-mounted, heated, period-style radiator and towel rail. Part-tiled walls. Tiled floor. Inset spotlights to the ceiling. Opaque, uPVC double glazed window to the rear elevation.

Outside, the property has a lovely walled Courtyard Garden, stone paved throughout with raised beds surrounding.

A beautiful property in a convenient location!

Approx Gross Floor Area = 955 Sq. Feet  
(exc. Loft) = 88.7 Sq. Metres

