



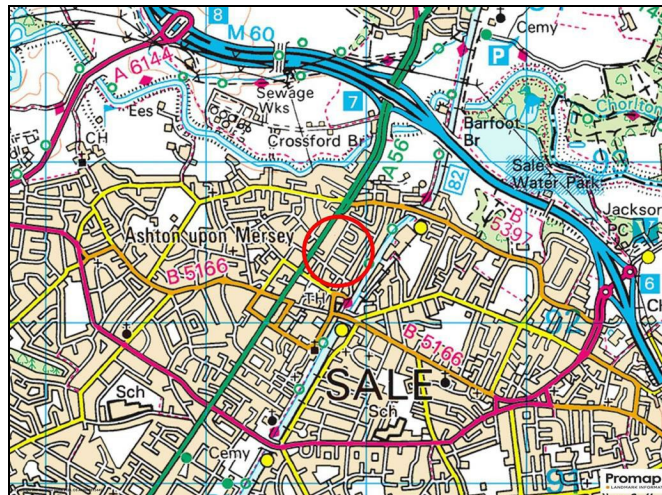
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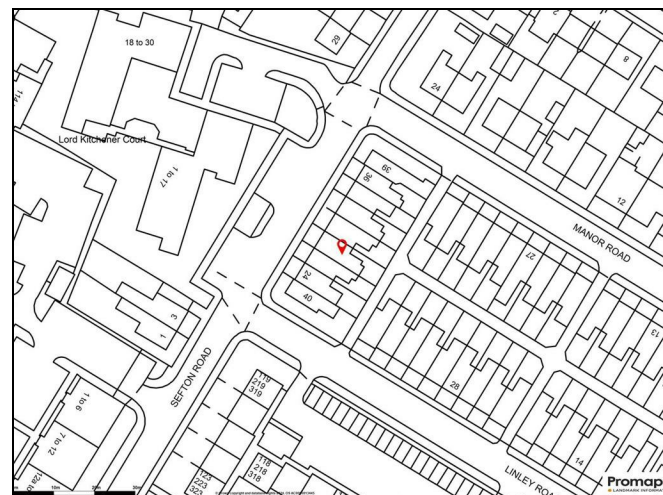


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, proceed onto School Rd/B5166 towards Hayfield St. Turn left onto Sibson Rd/B5166 then straight onto Tatton Rd/B5166. Tatton Rd/B5166 turns left and becomes Ashfield Rd. Turn right onto Joynson St then left onto Chapel Rd. Turn right onto Sefton Rd, the property will be on the right



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			84
(81-91) B			
(69-80) C			69
(55-68) D			
(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 that 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

28 Sefton Road Sale, M33 7FH



A SUPERBLY PROPORTIONED, MUCH UPGRADED AND IMPROVED, THREE BEDROOMED PERIOD TERRACE WHICH IS IDEALLY POSITIONED CLOSE TO THE TOWN CENTRE, SCHOOLS AND METROLINK. CONTEMPORARY KITCHEN AND BATHROOM.

Hall. Lounge. Dining Room with French doors and open plan to a good sized Breakfast Kitchen. Three Bedrooms. Bathroom. Enclosed Garden.

CONTACT SALE 0161 973 6688

Offers Over £395,000

in detail



A superbly proportioned Three Bedroomed, Period Terrace which offers excellent-sized rooms throughout.

The location is ideal being within an easy reach of several of the local schools, Metrolink, Town Centre and all its facilities. Residents parking area where permits can be purchased.

Internally, the property has neutral decoration throughout and stylish Contemporary design Kitchen and Bathroom fittings.

In addition to the Accommodation, there is a lovely, enclosed paved South easterly facing Garden.

An internal viewing will reveal:

Entrance Hall. Having a opaque glazed panelled front door with opaque window above. Staircase rises to the First Floor. Doors then open to the Lounge and Dining Room. Dado rail surround.

Lounge. A well proportioned Reception Room having a wide angled three section uPVC double glazed bay window to the front elevation.

Dining Room. An excellent sized Reception Room having a set of uPVC double glazed French doors opening out to the Rear Garden. Open plan to the Breakfast Kitchen. Door opens to the downstairs storage cupboard.

Breakfast Kitchen. A good sized Kitchen refitted with an extensive range of gloss finish handle less based style of units with wood block worktops over incorporating a useful breakfast bar. Inset one and a half bowl stainless steel sink unit with mixer tap. Kitchen has a range of built in Smeg appliances including oven, combination microwave oven, five burner gas hob with stainless steel and glass extractor hood over. Integrated fridge freezer and dishwasher. Wall mounted Glo-Worm gas central heating boiler concealed in one of the cupboards. Two uPVC double glazed windows to the side elevation. uPVC double glazed window to the rear overlooking the Gardens. Inset spotlights to the ceiling.

First Floor Landing. Having a spindle balustrade to return staircase opening. Doors then provide access to the Three Bedrooms and Bathroom.

Bedroom One. An excellent sized double bedroom having two uPVC double glazed windows to the front elevation.

Bedroom Two. Another good double bedroom having a uPVC double glazed window to the rear elevation.

Bedroom Three. Having a uPVC double glazed window to the rear.



Bathroom. Fitted with a contemporary white suite with chrome fittings comprising of tiled panelled bath with shower mixer attachment and fitted glass shower screen. WC. Wash hand basin. Wall mounted heated chrome tiled rail radiator. Opaque uPVC double glazed window to the side elevation. Tiled walls.

Outside, there is a lovely gravelled, broadly south easterly facing, rear garden.

A stylish period property in such a convenient location!

Approx Gross Floor Area = 939 Sq. Feet
= 87.05 Sq. Metres

