



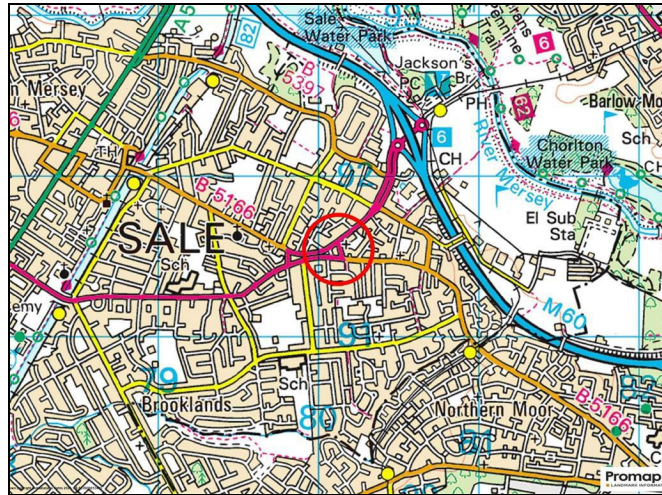
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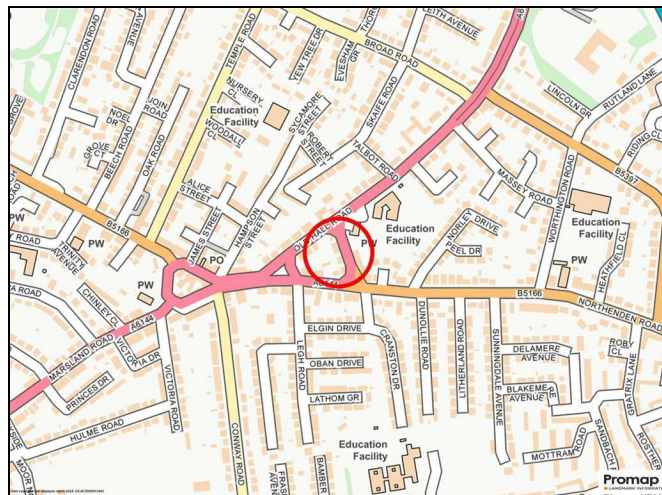


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office proceed on School Rd/B5166 towards Hayfield St and turn left onto Sibson Rd/B5166 and follow the road right to stay on B5166. Turn right at the 1st cross street onto Baguley Rd/A6144 and the destination 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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		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.



INDEPENDENT ESTATE AGENTS

5 Baguley Road Sale, M33 2GB



BEST AND FINAL OFFERS TUESDAY 5TH MARCH BY 2PM

A SUPERBLY PROPORTIONED THREE BEDROOMED PERIOD END TERRACE WITH ACCOMMODATION OVER THREE FLOORS PLUS LOVELY GARDEN. MUCH UPGRADED AND IMPROVED. IDEAL FOR SALE MOOR VILLAGE/SCHOOLS. USEFUL CONVERTED CELLARS.

Hall. Lounge. and Dining Room. Kitchen. Excellent converted cellars, two rooms and shower room. Three Bedrooms. Bathroom. Super rear Garden. Energy Rating: D

CONTACT SALE 0161 973 6688

BEST AND FINAL OFFERS TUESDAY 5TH MARCH BY 2PM

£390,000

in detail



BEST AND FINAL OFFERS TUESDAY 5TH MARCH BY 2PM

A superbly proportioned, much upgraded and improved, Three Bedroomed Period End Terrace with excellent accommodation over three floors including Converted Cellars.

The property is ideally positioned within the heart of Sale Moor Village with all the Shops, Schools and Facilities on the doorstep.

Internally the property has a modern interior with extensive re plastering and neutral re decoration and modern kitchen and bathroom fittings.

The cellars have been converted to provide two separate rooms plus a shower room.

In addition to the accommodation there is a paved patio area leading to a really good sized lawned garden.

An internal viewing will reveal:

Entrance Hall. Having an opaque leaded composite front door with arched window above. Staircase rises to the First Floor. Glazed door through to the Lounge.

Large Open Plan Living Dining Room. Having a wide angle three section uPVC double glazed bay window to the front elevation. Additional uPVC double glazed window to the rear elevation overlooking the Gardens. Door through to the Kitchen.

Kitchen. Fitted with a range of contemporary white gloss finish base style of units with chrome handles and worktops over with inset one and a half bowl stainless steel sink unit with mixer tap. Built in stainless steel fronted electric oven with four ring induction hob and stainless steel and glass extractor hood over. Ample space for a tall fridge freezer unit. Wall mounted Worcester gas central heating boiler concealed in one of the cupboards. uPVC double glazed windows to the rear and side elevation overlooking the Gardens and an opaque leaded composite door opens to outside. Glazed door with stairs down to the Lower Ground Floor.

Lower Ground Floor - **The cellars have been converted but there is no building regulations to use as habitable rooms** The conversion includes fully tanked insulated walls and floors. Ceiling heights of 2.1m.

Hallway. Having doors providing access to the Two Converted Cellar Rooms, Shower Room and useful storage cupboard which also has space and plumbing suitable for a washing machine. Contemporary wood flooring.

Basement Chamber One. Having two opaque uPVC double glazed windows to the side elevation. Door provides access to useful storage cupboard. Further smaller



door provides access to a useful large height restricted storage area under the kitchen. Inset spotlights to the ceiling. Contemporary wood flooring.

Basement Chamber Two. Having a uPVC double glazed windows to the front elevation and two opaque uPVC double glazed windows to the side elevation. Continuation of the contemporary wood flooring. Inset spotlights to the ceiling.

Shower Room. Fitted with enclosed shower cubicle, corner wall wash hand basin. WC. Wall mounted polished chrome towel heated rail radiator. Tiled floor.

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

Bedroom One. A well proportioned bedroom having a uPVC double glazed window to the rear elevation overlooking the Gardens.

Bedroom Two. Another good double room having a uPVC double glazed window to the front elevation.

Bedroom Three. Having a uPVC double glazed window to the side elevation.

Bathroom. Fitted with a modern white suite with chrome fittings comprising of panelled bath with thermostatic shower with fitted glass shower screen. Wash hand basin. WC. Wall mounted polished chrome heated towel rail radiator. Opaque uPVC double glazed window to the front elevation. Part tiled walls. Inset spotlights to the ceiling.

Externally there is a walled paved patio area adjacent to the house, this then leads to the excellent sized lawned rear garden. To the rear of the garden is a large secure metal garden shed.

Plenty of space on offer and so convenient! Approx Gross Floor Area = 1306 Sq. Feet
121.4 Sq. Metres

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