



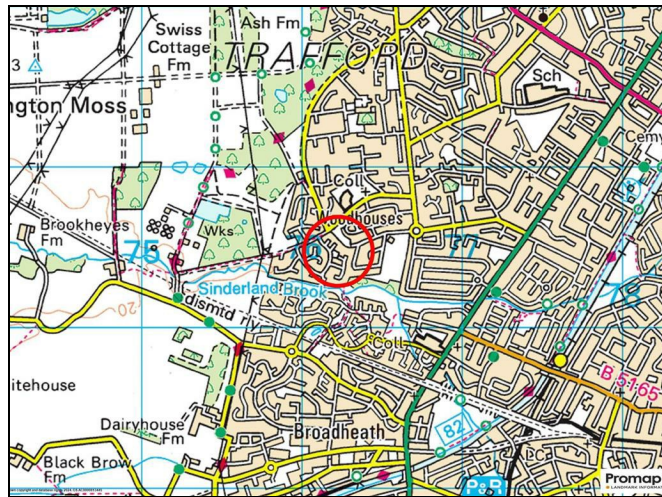
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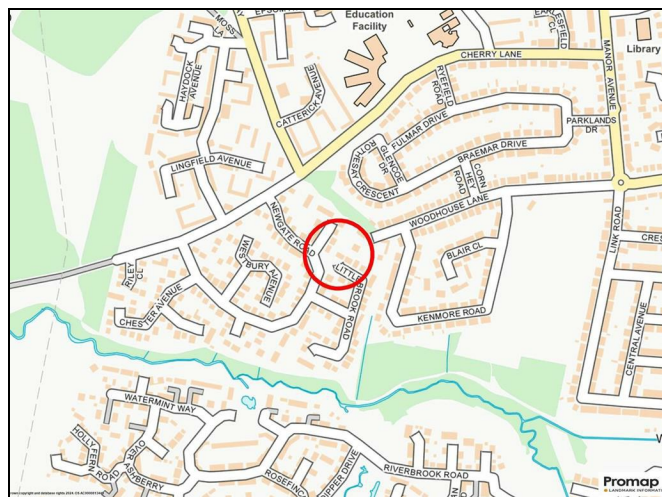


INDEPENDENT ESTATE AGENTS

location



Head east on School Rd/B5166 towards Hayfield St. Turn right onto Sibson Rd/B5166 then turn left onto Washway Rd/A56. Turn right onto Woodhouse Ln. At the roundabout, take the 3rd exit onto Manor Ave. At the roundabout, take the 1st exit onto Cherry Ln and continue onto Woodhouse Ln. Turn left onto Newgate Rd then left onto Little Brook Rd. The property will be on your left.



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	
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	83	England & Wales	

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

17 Little Brook Road

Sale, M33 4WG



A SUPERBLY PROPORTIONED, UPGRADED AND EXTENDED, THREE BEDROOMED SEMI DETACHED WHICH ENJOYS A LOVELY CUL DE SAC POSITION. DRIVEWAY, GARAGE AND PRIVATE LANDSCAPED REAR GARDEN.

Entrance hall. Lounge. Dining Room. Kitchen. Large Utility/cloaks. Three good sized Bedrooms. Bathroom. Lovely private rear garden. Driveway parking. Garage.

CONTACT SALE 0161 973 6688

£375,000

in detail



A superbly-presented, extended and upgraded, Three Bedroomed Semi-Detached which offers over 1100 sqft of Accommodation.

The property is located on a cul de sac section of the road within this popular neighbourhood and enjoys one of the better positions on the Development facing a lovely green area.

Internally, the property benefits from neutral redecoration, uPVC double glazing and modern kitchen and bathroom fittings.

In addition to the Accommodation, there is ample Driveway Parking, Garage and a lovely, Private rear Garden.

An internal viewing will reveal:

Entrance Porch. Having opaque uPVC double glazed front door with uPVC double glazed window to one side. Tiled floor. Opaque glazed panelled front door through to the Lounge and Dining Room.

Lounge and Dining Room. An excellent sized through Lounge and Dining Room having a uPVC double glazed window to the front elevation. There is then a set of uPVC double glazed patio sliding doors opening out onto the Rear Garden. Staircase rises to the First Floor. Door through to the Kitchen.

Kitchen. Fitted with a range of modern gloss finish base and eye level units with granite worktops over and inset one and a half bowl sink unit with mixer tap. Range cooker with oversized extractor hood over. Integrated dishwasher. Fridge/Freezer. uPVC double glazed window to the rear elevation providing views over the Garden. Tiled floor. Opaque uPVC double glazed door opens to the Utility Room/Cloakroom.

Utility Room/Cloakroom. Forming part of an extension having a range of fitted base style of units with worktops over and inset stainless steel sink unit with mixer tap. Space and plumbing suitable for washing machine and tumble dryer. Tiled floor. Vaulted ceiling with two velux skylight windows. Opaque uPVC double glazed door opens to the front.

First Floor Landing. Having an opaque uPVC double glazed window to the half landing. Spindle balustrade to return staircase opening. Doors then provide access to the Three Bedrooms, Bathroom and Separate WC. Loft access point.

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

Bedroom Two. Another good double room having a uPVC double glazed window to the rear elevation providing views over the Garden.

Bedroom Three. A larger than average Third Bedroom having a uPVC double glazed



window to the front elevation.

Bathroom. Fitted with a white suite and chrome fittings comprising of shaped panelled bath with curved glass shower screen and shower mixer attachment. Vanity sink unit with additional matching bathroom cabinets. Opaque uPVC double glazed windows to rear and side elevation. Wall mounted polished chrome steel towel rail radiator.

Separate WC. Fitted with a low level WC and having a uPVC double glazed window to the side elevation.

Externally the property enjoys a lovely position with views over an open green area to the front not directly overlooked by any other houses. The property is then approached by a block paved Driveway providing ample off street Parking. There is then a gate at the side providing access to the Rear Gardens. To the rear of the property, there is a good size established private garden which has as shaped patio area leading onto the main area of lawn with well stocked borders surrounding and further gravelled patio area with Pergola.

A superb family home which enjoys a great position!



Approx Gross Floor Area = 1110 Sq. Feet
= 103.1 Sq. Metres

