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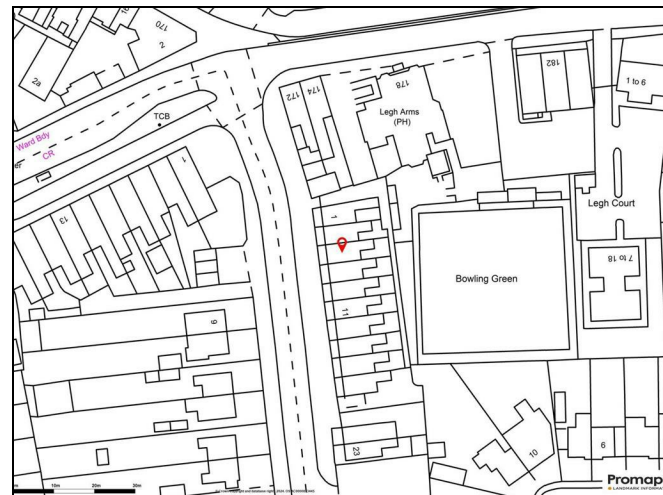


INDEPENDENT ESTATE AGENTS

# location



From our Watersons Sale office, proceed on School Rd/B5166 towards Hayfield St. Turn left onto Sibson Rd/B5166 and turn right onto School Rd/B5166, Turn right to stay on B5166 and turn right at the 1st cross street onto Baguley Rd/A6144, Turn right to stay on Baguley Rd/A6144, Turn left onto Conway Rd and the destination will be on the 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>83</b>	<b>England &amp; Wales</b>
		<b>66</b>	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 Conway Road Sale, M33 2TA



**AN OUTSTANDING, MUCH UPGRADED AND IMPROVED, THREE DOUBLE BEDROOMED PERIOD TERRACE WHICH OFFERS OVER 1100SQFT OVER THREE FLOORS. LOVELY VIEWS OVER BOWLING GREEN.**

**Vestibule. Lounge. Dining Room. Kitchen, Three Dbl Bedrooms over the upper floors. Fabulous large Bathroom. Enclosed Courtyard garden. Incredible space on offer!**

**CONTACT SALE 0161 973 6688**

**£385,000**



# in detail



A beautifully presented, comprehensively upgraded, Three Double Bedroomed Period Terrace which offers over 1100 sqft of Accommodation over Three Floors.

The property has a stylish interior, numerous period features throughout, gorgeous fireplaces and modern Kitchen and Bathroom fittings.

The location is popular, being ideally placed for several of the Local Schools and very convenient for Sale Moor Village which is literally just down the road.

In addition to the Accommodation there is a private walled courtyard garden.

An internal viewing will reveal:

**Entrance Vestibule.** Having an opaque glazed front door and a panelled door through to the Lounge.

**Lounge.** A well proportioned reception room having a wide angled uPVC double glazed bay window to the front elevation with attractive plantation shutters. Beautiful period fireplace feature to the chimney breast with raised tiled hearth. Door through to the Dining Room.

**Dining Room.** An excellent sized reception room having a uPVC double glazed window to the rear elevation. Spindle staircase rises to the First Floor. Glazed panelled door through to the Kitchen. Raised hollowed out chimney breast with cast iron wood burning stove. Built in cupboards to each of the alcoves.

**Kitchen.** Refitted with a range of contemporary handleless base style of units with worktops over with inset stainless steel sink unit with mixer tap. Built in electric oven with four ring ceramic hob with extractor hood over. Ample space for a tall fridge freezer unit. Space and plumbing suitable for a washing machine. Integrated dishwasher. uPVC double glazed window to the side elevation. room having a uPVC double glazed door opens to outside. Inset spotlights to the ceiling.

**First Floor Landing.** Having a spindle balustrade to return to the staircase opening and further staircase rises to the Second Floor. Panelled doors open to Bedroom One and Bathroom. uPVC double glazed window to the rear elevation provides lovely views over the bowling green.

**Bedroom One.** A wonderful large double bedroom having a uPVC double glazed window to the front elevation with attractive plantation shutters. Period cast iron fire surround to the chimney breast. Modern built in wardrobes and drawers.

**Bathroom.** An impressive large Bathroom fitted with a suite comprising of freestanding double ended claw foot bath. Separate shower enclosure with thermostatic shower. WC. Wash hand basin. Wall mounted period style heated towel rail radiator. Cast iron fire surround to the chimney breast. Built in storage cupboard which houses the Worcester gas central heating boiler. uPVC double



glazed window to the rear elevation with attractive plantation shutters.

**Second Floor Landing.** Having doors open to Two further Bedrooms.

**Bedroom Two.** Another good double room having a uPVC double glazed window to the front elevation. Large loft access point.

**Bedroom Three.** Having two skylight velux windows to the rear elevation.

Externally, to the rear of the property there is a lovely enclosed courtyard Garden with artificial turf for easy maintenance. There is an electric charger fitted to the front of the house.

An incredible amount of space on offer!

