



Skaife Road
Sale
M33 2FZ

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

44A Skaife Road
Sale
M33 2FZ



3



1



2



£525,000

NO ONGOING VENDOR CHAIN A SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY SITUATED IN A POPULAR AND SOUGHT AFTER LOCATION. Offering potential to extend (subject to any necessary consents required). Lounge/dining room plus breakfast kitchen. Useful downstairs WC. Well appointed shower room. Good sized enclosed rear garden. Approx 1204 sq ft. Scope for buyers to personalise to their own requirements. Within catchment for well regarded local schools. Walking distance to Sale Moor Village. Freehold. Virtual Tour Available.

TO THE GROUND FLOOR

Porch

With double glazed door and adjacent side windows.

Entrance Hall

With stairs off to the first floor rooms. Radiator. Useful under stairs storage off.

Lounge

With a double glazed window to the front elevation. Radiator. Wall light points. Open to:

Dining Room

With double glazed sliding patio doors out to the rear garden. Radiator.

Breakfast Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit. Plumbing for a dishwasher. Induction hob with extractor canopy above. Built-in oven. Double glazed window with adjacent exit door to the side elevation double glazed window to the rear. Pantry off. Sliding door to:

Downstairs WC

With a double glazed window the side elevation. Low level WC. Wash hand basin.

TO THE FIRST FLOOR

Landing

With the loft access point. The loft space is part boarded for storage. Double glazed window to the side on the stairs. Large airing/linen cupboard where the glowworm combination gas central heating boiler was located.

Bedroom (1)

With a double glazed window to the front elevation. Radiator. Wall light point. Range of fitted wardrobes.

Bedroom (2)

With a double glazed windows to the rear. Radiator. Range of fitted wardrobes.

Bedroom (3)

With a double glazed window to the front elevation. Radiator.

Shower Room

With a walk-in corner shower enclosure. Wall hung wash hand basin. Low-level WC. Extractor fan ladder radiator and spotlighting. Double glazed window to the rear.

Outside

To the front are excellent offered parking facilities on a brick block paved driveway with lawn areas and well stock borders with wrought iron gates.

To the rear is an enclosed garden with Indian stone paving for ease of management.

There is a useful attached garage with an up and over door, power and plumbing for a washer.



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Approximate total area⁽¹⁾

1204 ft²
111.8 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

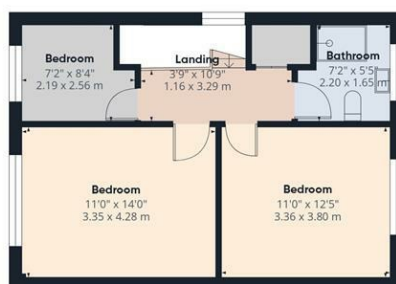
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Ground Floor



Floor 1

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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