

## Tulip Close, Sale, M33 5RX



A THREE BED SEMI DETACHED home located in a quiet cul-de-sac, close to Sale town centre with good transport links, and zoned catchment areas for popular schools. The property has been recently REDECORATED AND RECARPETED throughout and comprises; entrance hall, lounge, kitchen/diner with a fully fitted kitchen with gas hob, electric oven, extractor hood, space for freestanding appliances. First floor; Master bedroom, double bedroom, a good sized single bedroom, bathroom with shower over the bath. Externally there is a driveway to the front with a lawned garden and to the rear is an enclosed garden. Energy Efficiency Rating D.

**Asking Price £345,000**

## Lounge

A spacious lounge recently redecorated, uPVC double glazed windows, central light fitting, laminate flooring, feature flame gas fire place, under stair storage, radiator, power points, TV aerial point.



## Kitchen/Diner

Fully fitted kitchen with a range of wall and base units, gas hob, electric oven, extractor hood, space for freestanding white goods, uPVC double glazed window and patio doors leading into the garden, vinyl flooring, Central light fitting, dining table and chairs included.



## Bedroom one

UPVC double glazed window, newly carpeted, central light fitting, and a wall mounted radiator.

## Bedroom two

UPVC double glazed window, newly carpeted flooring, central light fitting, a wall mounted radiator and a range of fitted wardrobes.

## Bedroom three

UPVC double glazed window, newly carpeted flooring, centre light fitting, wall mounted radiator, and a built in storage cupboard.



## Bathroom

UPVC double glazed window, white bathroom suit, with bath, shower over, wash hand basin, low level WC, vinyl flooring, central light fitting, and a wall mounted radiator.



## Externally

To the front of the property there is a driveway and front lawned area. To the rear there is an enclosed rear garden which is mainly laid to lawn, has a shed and with a patio area and shrubs. There is also access to the side area through a gate which is paved.

## DISCLAIMER 1

Rooftops Estate Agents give notice that these particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract - intending purchasers should not rely on them as a statement or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Rooftops Estate Agents has the authority to make or give representations or warranty in relation to the property.



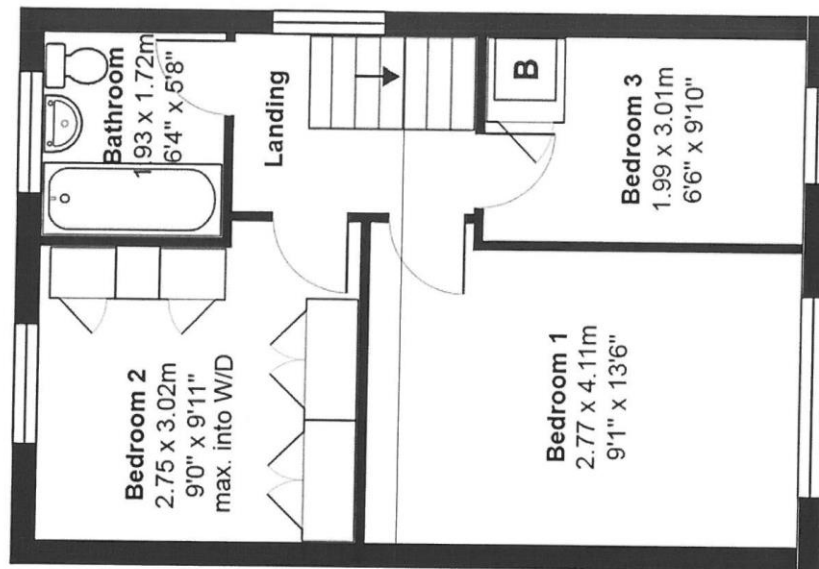
## DISCLAIMER 2

We are not qualified to confirm that power points, showers, central heating systems, open fires/log burners, gas and electrical equipment are in working order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.





**Ground Floor**



**First Floor**

Total Area: 68.4 m<sup>2</sup> ... 737 ft<sup>2</sup>

All measurements are approximate and for display purposes only