



The
Auction
Group

Cromwell Road, Whitefield, M45 7RQ

Auction Guide £210,000



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Ground Floor

Porch

7'9 x 2'1 (2.36m x 0.64m)

Two UPVC double glazed windows, wood panel ceiling, part wood panel elevation, part brick elevation and door to hall.

Hall

15'2 x 5'8 (4.62m x 1.73m)

Central heating radiator, meter cupboard, stairs to first floor and doors to reception room and kitchen.

Reception Room

26'1 x 11'4 (7.95m x 3.45m)

UPVC double glazed box window, UPVC double glazed window, two central heating radiators, coving, radiant fire, stone surround and tiled mantle.

Kitchen

8'11 x 8'5 (2.72m x 2.57m)

UPVC double glazed window, central heating radiator, spotlights, wall and base units, laminate worktops, space for freestanding cooker, extractor hood, tiled splash back, stainless steel sink with draining board and mixer tap, space for fridge freezer, plumbing for washing machine, under stairs storage, vinyl flooring and composite door to side.

First Floor

Landing

6'8 x 5'11 (2.03m x 1.80m)

Hardwood single glazed window, loft access and doors to three bedrooms and bathroom.

Bedroom One

12' x 11'2 (3.66m x 3.40m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

11'9 x 11'2 (3.58m x 3.40m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'1 x 5'11 (2.77m x 1.80m)

UPVC double glazed window, central heating radiator, fitted wardrobes and fitted bunkbed.

Bathroom

7'6 x 5'11 (2.29m x 1.80m)

UPVC double glazed frosted window, central heating radiator, spotlights, electric heater, low flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head. direct feed shower in single enclosure, wood clad ceiling, tiled elevation and vinyl flooring.

External

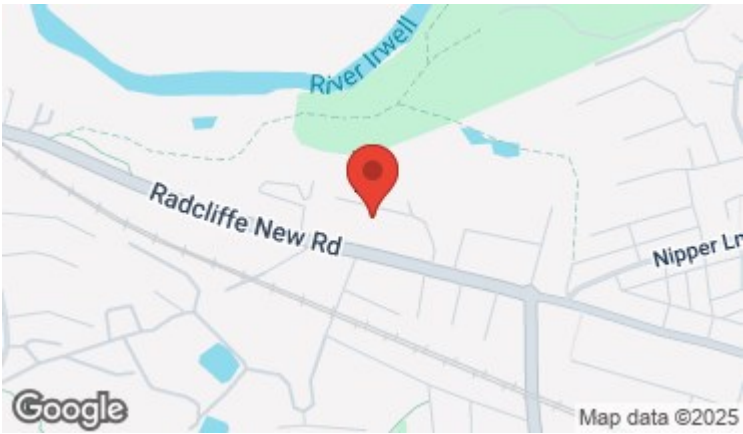
Front

Block paved drive leading to garage.

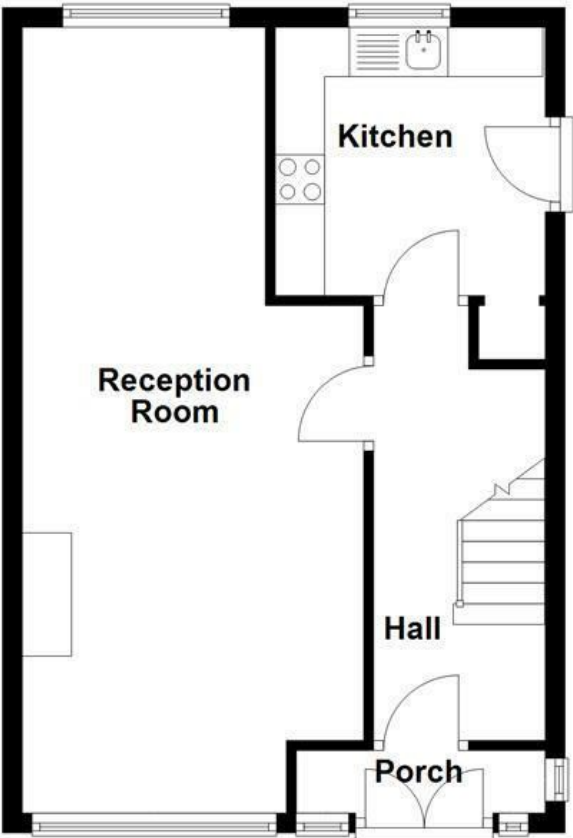
Rear

Paving, bedding areas and single garage.

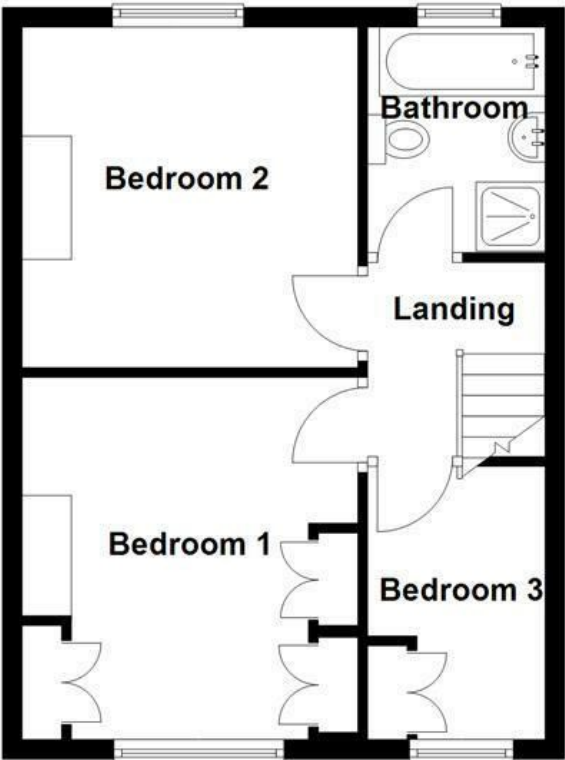




Ground Floor



First Floor



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		

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