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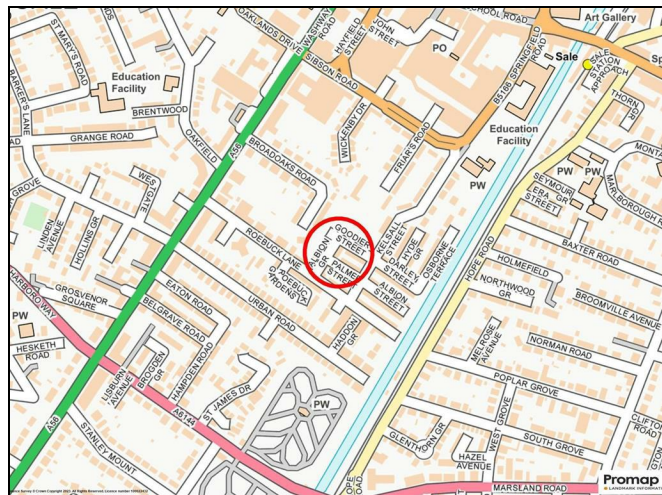


INDEPENDENT ESTATE AGENTS

# location



From our Watersons Sale office, turn right onto Sibson Rd/B5166 then left onto Washway Rd/A56. Turn left onto Roebuck Ln then turn left onto Albion Grove where the property is on the right.



# 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 <sub>2</sub> ) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A			81	(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 <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				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

# 18 Albion Grove Sale, M33 7TJ



**A BEAUTIFULLY PRESENTED, UPGRADED AND IMPROVED, TWO BEDROOMED PERIOD TERRACE IDEALLY LOCATED FOR THE TOWN CENTRE/CANAL/METROLINK. STYLISH MODERN INTERIOR. GORGEOUS RE FITTED BATHROOM.**

**Hall. Lounge. Dining Room. Kitchen. Two good-sized Bedrooms. Large Contemporary design Bathroom. Walled, enclosed Courtyard.**

**CONTACT SALE 0161 973 6688**

**£335,000**

# in detail



A beautifully presented, much upgraded and improved, Two Bedroomed, Period Terrace which has been tastefully re-furbished throughout.

The location could not be more convenient, being within a short walk of the Town Centre, Metrolink and access to the popular Bridgewater Canal walks. The house is within catchment for outstanding local schools.

Internally, the property has good-sized rooms throughout, neutral re-decoration, modern kitchen and gorgeous re fitted Contemporary design Bathroom.

In addition to the Accommodation, there is a lovely walled rear Courtyard.

An internal viewing will reveal:

Entrance Hall. Having an opaque leaded panelled front door with arched etched window above. Staircase rises to the First Floor. Coved ceiling. Door through to the Dining Room.

Lounge. A well proportioned Reception Room having a window to the front elevation. Coved ceiling. Opening into the Dining Room.

Dining Room. Having a double glazed window to the rear elevation with angled window above. Attractive fire place feature to the chimney breast. Door provides access to useful understairs storage cupboard with a further door to the Kitchen.

Kitchen. Fitted with a range of modern gloss finish with base style of units and worktops over and inset sink unit with mixer tap. Built in stainless steel electric oven with four ring gas hob and stainless steel extractor hood over. Integrated fridge. Space and plumbing suitable for a washing machine. Useful breakfast bar. Double glazed window to the side elevation and a glazed door opens to the rear Courtyard.

First Floor Landing. Having a spindle balustrade to return the staircase opening. Panelled doors then open to the Two Double Bedrooms and Bathroom. Loft Access Point.

Bedroom One. A superb large double bedroom having a double glazed window to the front elevation. Full height modern built in wardrobes to each of the alcoves.

Bedroom Two. Another good double room having a double glazed window to

the rear elevation.

Bathroom. A stylish bathroom refitted with a contemporary suite comprising of freestanding double ended shaped bath with floor mounted chrome mixer taps and shower mixer attachment. Large walk in wet room style shower enclosure with thermostatic shower. Wall hung twin drawer vanity sink unit. WC. Wall mounted chrome polished towel rail radiator. "Warm up" underfloor heating. Inset spotlights. Opaque double glazed window to the rear elevation.

To the rear the property enjoys a lovely paved walled courtyard.

Always popular houses!

Approx Gross Floor Area = 824 Sq. Feet  
= 76.38 Sq. Metres

