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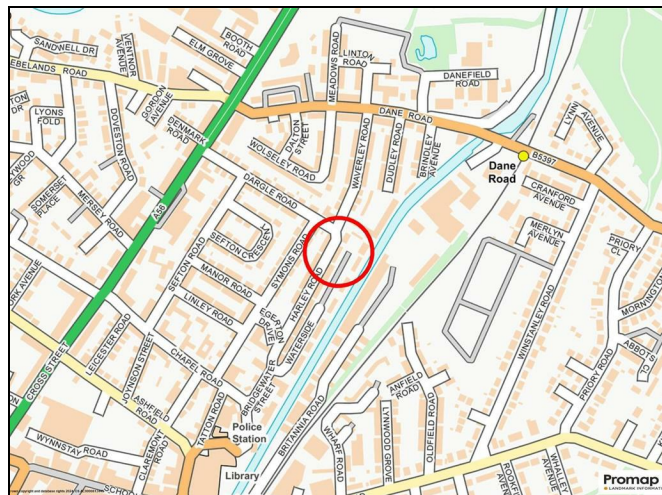


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale office, proceed on School Rd/B5166 towards Hayfield St. Turn left onto Sibson Rd/B5166 and continue straight onto Tatton Rd/B5166. Tatton Rd/B5166 turns left and becomes Ashfield Rd. Turn right onto Cross St/A56 and right onto Dargle Rd. Turn right onto Harley Rd and the property 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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

98 Harley Road Sale, M33 7FP



A SUPERB TWO BEDROOMED PERIOD TERRACE LOCATED WALKING DISTANCE OF THE TOWN CENTRE + METROLINK. LOVELY PRIVATE COURTYARD. FRONT AND REAR PORCH.

Porch. Lounge. Breakfast Kitchen. Rear Porch/Utility. Two Bedrooms. Bathroom. Rear Courtyard.

CONTACT SALE 0161 973 6688

£265,000

in detail



A Superb Two Bedroomed Period Terraced property located in this most convenient neighbourhood within an easy reach of the Town Centre and the Metrolink at both Dane Road and Sale Station.

The presented property is arranged over Two Floors with the accommodation providing a Lounge and Breakfast Kitchen to the Ground Floor and Two Bedrooms served by a Bathroom to the First Floor.

Externally there is a walled Courtyard Garden.

Comprising:

Entrance Porch with pannelled front door. Entrance door to the Lounge.

Lounge. A well-proportioned Reception Room with a window to the front elevation. Attractive fire surround to the chimney breast and built shelves to either side of the alcoves. Coved ceiling. Picture rail surround.

The Kitchen is fitted with an extensive range of base and eye-level units with worktops over, inset into which is a stainless steel sink and drainer unit. There is ample space for freestanding kitchen appliances. Window to the rear elevation and a door provides access to rear Porch/Utility. Wall mounted gas central heating boiler. A staircase rises to the First Floor.

Rear Porch, having a door opening to outside. Fitted worktop with space and plumbing for a washing machine.

First Floor Landing with doors providing access to Two Bedrooms and Bathroom.

Bedroom One. A well-proportioned Double Bedroom with a window to the front elevation. Built in wardrobes.

Bedroom Two with a window to the rear elevation.

Bathroom, fitted with a white suite with chrome fittings comprising of: pannelled bath with thermostatic shower over. Wall hung wash hand basin. WC. Wall mounted heated chrome towel rail radiator. Opaque window to the rear elevation.

To the rear, there is a lovely, enclosed courtyard.

Always a popular place to live!



Approx Gross Floor Area = 604 Sq. Feet
= 56.2 Sq. Metres

