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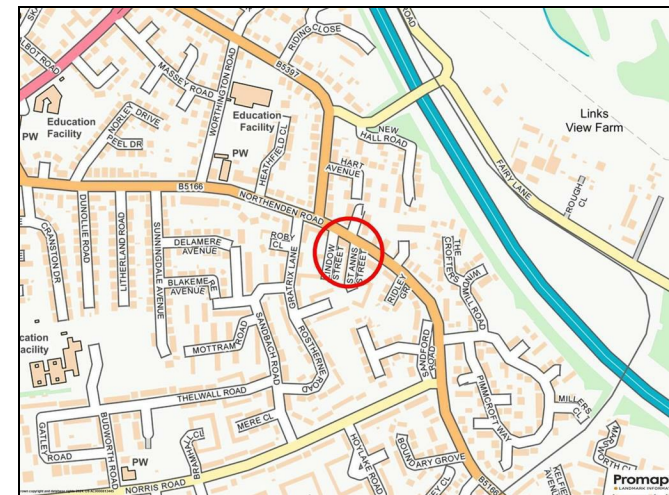


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, proceed on School Rd/B5166 towards Hayfield St and turn left onto Sibson Rd/B5166. Turn right onto School Rd/B5166 and continue to follow B5166. Turn right at the 1st cross street onto Baguley Rd/A6144. Continue straight onto Northenden Rd/B5166 and turn right onto St Anns St. 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		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Current Energy Efficiency Rating: **85**
 Current Environmental Impact (CO₂) Rating: **59**

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

20 St. Anns Street Sale, Cheshire, M33 2NT



A STYLISH, LARGER THAN AVERAGE, THREE BEDROOMED PERIOD END TERRACE IDEALLY POSITIONED ON THIS POPULAR CUL DE SAC. TASTEFULLY UPGRADED AND IMPROVED. IDEAL FOR SALE MOOR VILLAGE AND LOCAL SCHOOLS. SUPERB GARDEN.

Lounge. Large Dining room with French doors. Kitchen with vaulted ceiling and Velux windows. Three Bedrooms. Bathroom. Walled Courtyard and side garden.

CONTACT SALE 0161 973 6688

Offers Over £315,000

in detail



A stylish Three Bedroomed Period End Terrace which has been comprehensively upgraded and improved throughout.

The property is located on this popular cul de sac close to Sale Moor Village, and also very convenient for the Metrolink Station located close by on Sale Road.



Outside, the property enjoys a superb amount of space having a paved area leading to the main large side lawned garden.

Always popular houses!



Internally, there are excellent sized rooms throughout, neutral re-decoration and contemporary Kitchen and Bathroom fittings.

An internal viewing will reveal:

Lounge. An excellent-sized Reception Room having a UPVC double glazed window to the front elevation. UPVC double glazed front door. Hollowed out and exposed brick fireplace feature. Door through to the Dining room.

Dining Room. Another good sized room having a set of uPVC French doors opening to the garden. Hollowed out chimney breast feature. Built in storage cabinets to one of the alcoves which also houses the gas central heating boiler. Staircase rises to the first floor. Doors open to the WC and Kitchen.

Ground floor WC. Fitted with a WC. Wall hung wash hand basin.

Kitchen. A spacious kitchen with vaulted ceiling and two Velux windows. UPVC double glazed door with adjacent window opens to the garden. The kitchen is fitted with an extensive range of base and eye-level units with woodblock worktops over and inset white ceramic sink unit with mixer tap. Built in stainless steel fronted double oven with five ring gas hob and extractor over. Space for a tall fridge freezer unit. Integrated dishwasher. Space and plumbing suitable for a washing machine.

First Floor Landing having doors which provide access to the Three Bedroom and Bathroom. Loft access point.

Bedroom One. A well proportioned Double Bedroom having a uPVC double glazed window to the rear elevation. Built in wardrobe.

Bedroom Two. Another good-sized Double Bedroom having a UPVC double glazed window to the front elevation. Built in wardrobes.

Bedroom Three. Having a uPVC double glazed window to the front. Built in wardrobe.

Bathroom, fitted with a white suite with chrome fittings and comprises of panelled bath with thermostatic shower over. WC. Wash hand basin. Opaque, uPVC double glazed window to the rear elevation. Wall mounted heated chrome towel rail radiator.



- Freehold
- Council Tax Band B

Approx Gross Floor Area = 840 Sq. Feet
= 78.1 Sq. Metres

