



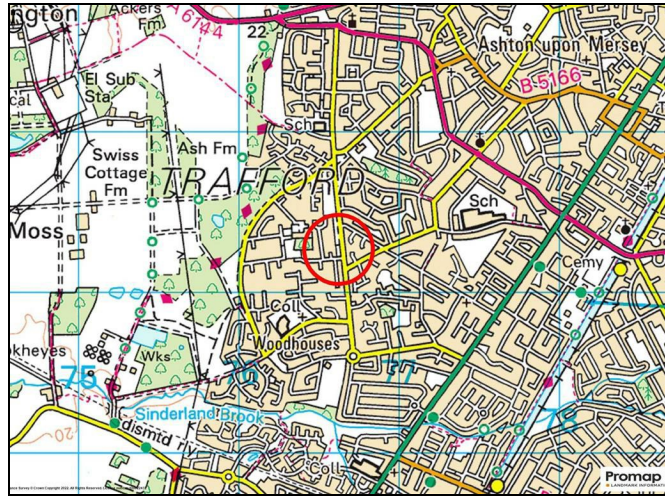
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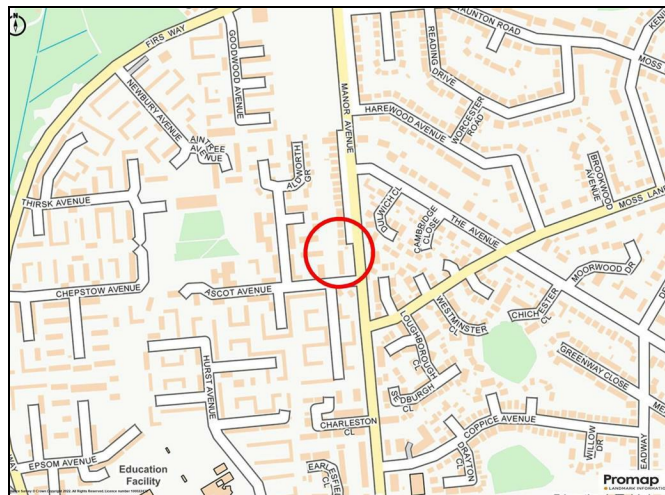


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, continue out of the one way system on School Road and take a sharp right onto Sibson Road. At the traffic lights go straight across Washway Road and straight onto Oaklands Drive. Continue to follow the one way system round onto Cranleigh Drive and at the bottom turn left onto Ashton Lane. Continue along Ashton Lane for 0.4 miles and then turn left onto Moss Lane. Continue along Moss Lane for half a mile and then turn right onto Moss Way. Continue onto Taunton Road for 0.3 miles and then turn left. The property will be found on the right hand side.



INDEPENDENT ESTATE AGENTS

286 Manor Avenue Sale, Cheshire, M33 4NB



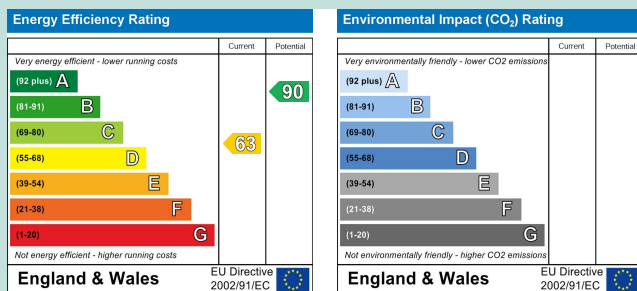
A SUPERBLY PRESENTED, MUCH IMPROVED, TWO BEDROOMED MODERN END MEWS PROPERTY WHICH ENJOYS A FABULOUS LARGE GARDEN. IDEAL SMALL SIDE ROAD. AMPLE PARKING. PLANNING PERMISSION GRANTED FOR AN EXTENSION.

Porch. Lounge. Dining Kitchen. Two Bedrooms. Bathroom. Large side and rear Garden.

CONTACT SALE 0161 973 6688

energy efficiency

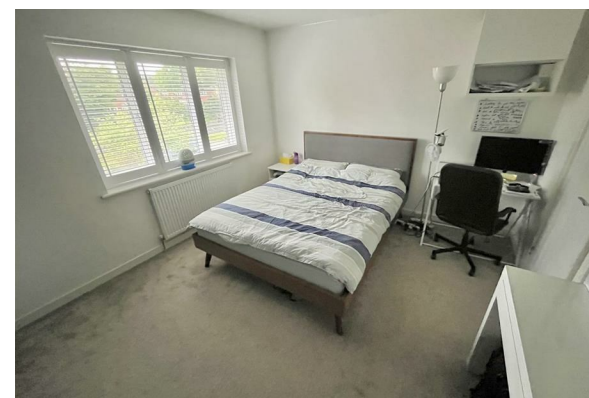
In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)



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.

£335,000

in detail



A superbly presented, much upgraded, Two Bedroomed, Modern End Mews Property which enjoys a fabulous, large Garden Plot.

The location is ideal, being on a small side road, within an easy reach of the Town Centre, and several of the in demand Schools. Internally, there are modern Kitchen and Bathroom fittings, replacement gas central heating boiler and neutral re-decoration.

The property has planning permission granted in 2021 for a Two Storey side and Single Storey rear Extension - planning number -105413/HHA/21.

There is allocated Parking to the front and a wonderful, large, lawned Garden to the rear and side.

An internal viewing will reveal:

Entrance Porch with opaque, uPVC double glazed front door. Additional, uPVC double glazed window to the side. Inset spotlights to the ceiling. Opaque, uPVC double glazed inner door through to the Lounge.

Lounge. A superb, large Reception Room having a deep-sill, square, uPVC double glazed bay window to the front elevation with attractive plantation shutters. Circular window to the side, again, with circular shaped plantation shutters. Coved ceiling. Staircase rises to the First Floor. Opening into the Breakfast Kitchen.

Breakfast Kitchen. A good-sized Kitchen fitted with a range of modern base and eye-level units with worktops over and inset, stainless steel sink unit with mixer tap. Built-in electric oven with four ring ceramic hob and extractor hood over. Integrated fridge freezer, dishwasher and washing machine. There is then a set of uPVC double glazed, sliding Patio doors opening out onto the rear Garden. Circular window to the side elevation overlooking part of the Gardens. Wall-mounted 'Worcester', gas central heating boiler concealed within one of the cupboards. Tiled floor.

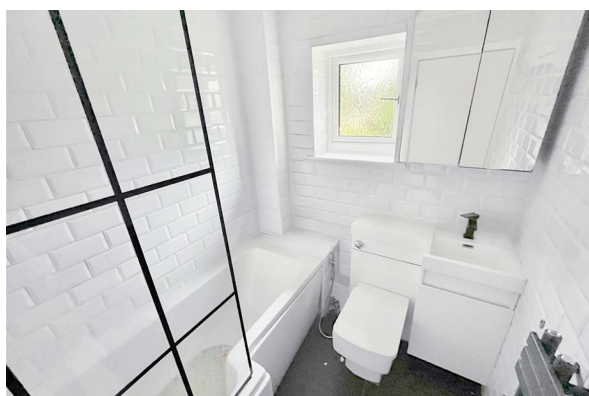
First Floor Landing having a circular window to the side elevation. Doors then open to the Two Bedrooms, Bathroom and large, walk-in storage cupboard.

Bedroom One. A superb, large Double Bedroom having a uPVC double glazed window to the front elevation with attractive plantation shutters. Large, full-height, built-in wardrobes to one wall.

Bedroom Two having as uPVC double glazed window to the rear elevation providing views over the Garden, again, having attractive plantation shutters.

A good-sized Bathroom, re-fitted with a contemporary white suite with chrome fittings comprising of: shaped, panelled bath with Crittall Design fitted shower screen and thermostatic shower over, enclosed cistern WC with adjacent vanity sink unit. Opaque, uPVC double glazed window to the rear elevation. Inset spotlights to the ceiling.

A superb property with a fantastic Garden!



Approx Gross Floor Area = 698 Sq. Feet
= 64.70 Sq. Metres

