



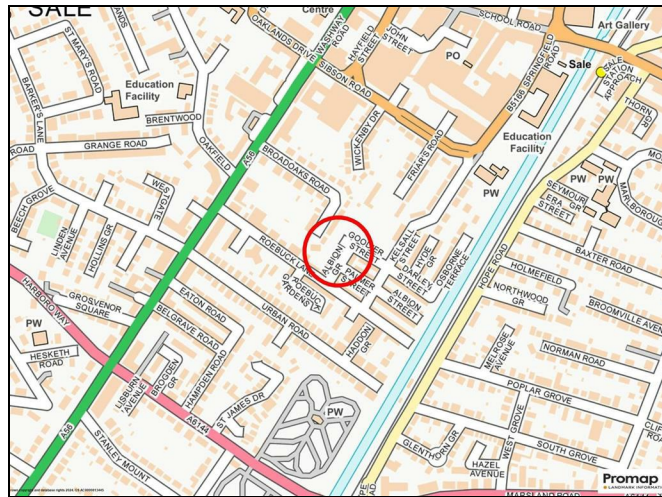
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INDEPENDENT ESTATE AGENTS

# 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				(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	82	England & Wales	
			59		

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

# 21 Albion Grove

Sale, M33 7TJ



**\*\*NO CHAIN\*\* A SUPERBLY PRESENTED, UPGRADED AND IMPROVED, TWO BEDROOMED PERIOD TERRACE IDEALLY LOCATED FOR THE TOWN CENTRE/CANAL/METROLINK. STYLISH MODERN INTERIOR. CONTEMPORARY KITCHEN AND BATHROOM. FULL RE DECORATION.**

**Hall. Lounge. Dining Room. 16' Kitchen. Two good-sized Bedrooms. Bathroom. Walled, enclosed Courtyard.**

**CONTACT SALE 0161 973 6688**

**£335,000**

# in detail



A superbly 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, replacement floorcoverings and modern kitchen and bathroom fittings

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

An internal viewing will reveal:

Entrance Hall. Having a panelled front door with arched window above. Doors then open to the Lounge and Dining Room.

Lounge. A well proportioned Reception Room having a window to the front elevation. Attractive fireplace feature to the chimney breast.

Dining Room. Another excellent sized reception room having a floor to ceiling height window to the rear elevation. Attractive period style fire place feature to the chimney breast. Spindle staircase rises to the First Floor. Glazed door through to the Kitchen.



Kitchen. A larger than average Kitchen for this type of property, refitted with a range of contemporary handleless gloss base and eye level units and worktops over and inset sink with mixer tap. Built in stainless steel front electric oven with four ring ceramic hob and extractor hood over. Space and plumbing suitable for a whole range of free standing appliances. Wall mounted gas central heating boiler. Double glazed window to the side elevation and an opaque glazed door opens to outside.

First Floor Landing. Having doors then open to the Two Double Bedrooms and Bathroom. Loft Access Point.



Bedroom One. An excellent size bedroom having a double glazed window to the rear elevation. Door opens to useful built in wardrobe over the stairwell.

Bedroom Two. Another good double room having a double glazed window to the front elevation. Built in wardrobe to one of the alcoves.

Bathroom. Fitted with a white suite with chrome fittings comprising of tiled panelled bath with electric shower over and fitted glass shower screen. Vanity sink unit. WC. Tiled floor. Part tiled walls. Wall mounted towel rail radiator.

Outside to the rear the property enjoys a walled courtyard.

Ideal first time buy! NO CHAIN!



- Council Tax Band B  
- Freehold



Approx Gross Floor Area = 771 Sq. Feet  
= 71.7 Sq. Metres

