



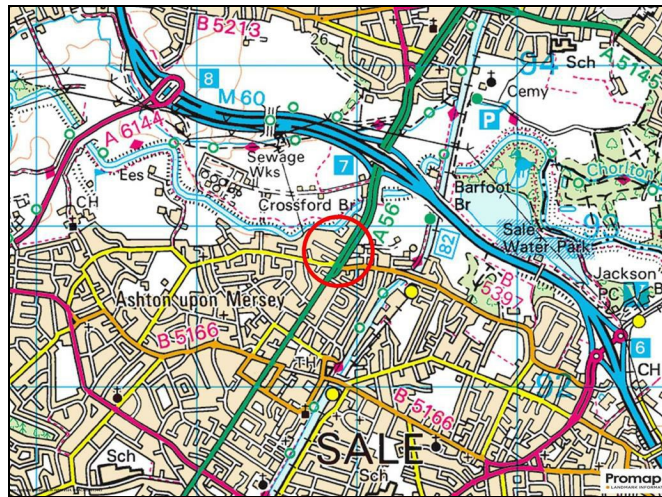
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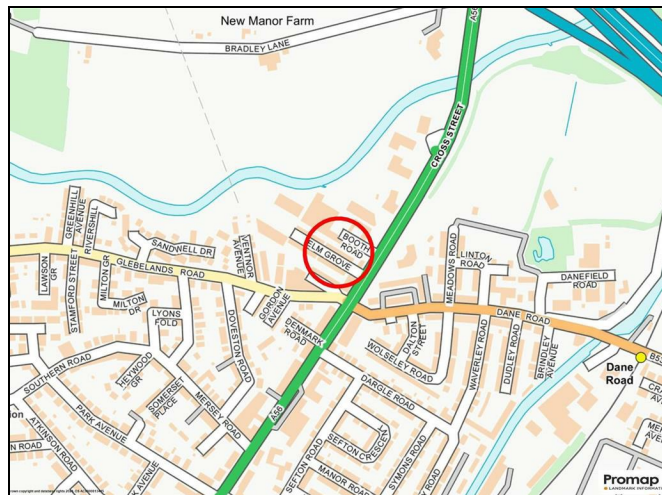


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, proceed on School Road and turn left onto Sibson Rd/B5166. Continue straight onto Tatton Rd/B5166 which turns left and becomes Ashfield Rd. Turn right onto Cross St. Turn left onto Elm Grove and the property will be 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
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			68
(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			
(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

16 Elm Grove Sale, M33 7JY



A SUPERBLY PROPORTIONED THREE BEDROOMED PERIOD TERRACE WITH EXCELLENT ACCOMMODATION. UPGRADED AND IMPROVED THROUGHOUT. POPULAR CUL DE SAC PERFECT FOR TOWN CENTRE + METROLINK.

Entrance Vestibule. Lounge. Dining Room. Kitchen. Three Bedrooms. Bathroom. Walled Courtyard + Summer House used as an office! So Convenient!

CONTACT SALE 0161 973 6688

£290,000

in detail



A superbly proportioned Three Bedroomed, Period Terrace which enjoys good-sized rooms throughout.

The property has been upgraded and improved, including modern Kitchen and Bathroom fittings and neutral re decoration.

The location is ideal, being on a popular cul de sac, within an easy reach of the Town Centre, Metrolink, bus routes, Motorway and the River Mersey.

In addition to the accommodation, there is a lovely private walled courtyard with summerhouse currently used as an office!

An internal viewing will reveal:

Entrance Vestibule with panelled front door. Door to the Lounge.

Lounge. An excellent-sized Reception Room, having a uPVC double glazed window to the front elevation. Coved ceiling, Picture rail surround. Door through to the Dining Room.

Dining Room. Another good sized room having a set of uPVC double glazed French doors opening onto the raised decked patio. Opening to the kitchen and a door opens to a useful understairs storage.

Kitchen, fitted with a range of modern gloss finish base and eye level units with worktops over and inset stainless steel sink unit. Built in stainless steel oven with five ring gas hob. Integrated microwave. Space and plumbing suitable for a washing machine. Two uPVC double glazed windows to the side. Integrated fridge and dishwasher.

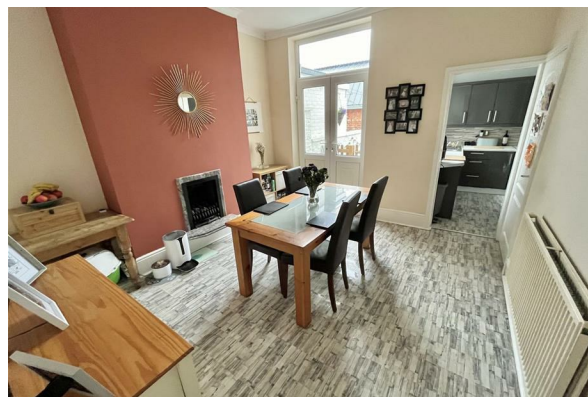
First Floor Landing. Panelled doors open to the Three Bedrooms and Bathroom.

Bedroom One. A well proportioned double room having a uPVC double glazed window to the rear elevation. Built-in wardrobes. Cupboard housing the gas central heating boiler.

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 rear.

Bathroom, fitted with a white suite with chrome fittings, comprising of: panelled bath with thermostatic shower over. Wall hung vanity sink unit. Enclosed cistern WC. Wall mounted heated towel rail. Opaque, uPVC double glazed window to the front elevation.



Outside to the rear the property has a split level courtyard, with raised decked patio accessed from the dining room which steps down to the paved area. There is a timber built summerhouse, insulated and with electrics, which currently makes an ideal office.

Always popular houses!

- FREEHOLD
- COUNCIL TAX BAND - B

Approx Gross Floor Area = 860 Sq. Feet
= 80.0 Sq. Metres

