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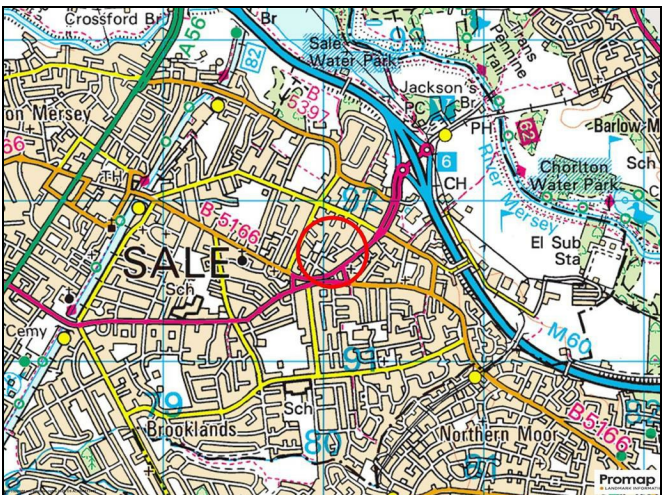
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INDEPENDENT ESTATE AGENTS

# location



## 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			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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

## 9 Skaife Road Sale, M33 2HA



**\*\*NO CHAIN\*\* A SUPERBLY PRESENTED THREE BEDROOMED PERIOD TERRACE WHICH HAS BEEN TASTEFULLY UPGRADED AND IMPROVED THROUGHOUT. NEUTRAL RE DECORATION AND RE FITTED KITCHEN. USEFUL CONVERTED LOFT SPACE.**

**Hall. Lounge. Dining Room with French doors. Kitchen. Three Beds. Converted Loft Space. Walled Courtyard. NO CHAIN. Energy Rating: D**

**CONTACT SALE 0161 973 6688**

**Offers Over £350,000**

# in detail



A superbly-presented, Three Bedroomed Period Terrace which has been tastefully upgraded and improved throughout.

The property offers excellent-sized rooms throughout and improvements include: neutral re-decoration and modern kitchen and bathroom fittings.

The location is ideal being within an easy reach of Sale Moor Village and several of the Local Schools including Worthington, Holy Family and Templemoor.

Being within this location is also ideal for the popular open space of Worthington Park and access to Sale Water Park including the Metrolink stop there and the Motorway network.

In addition to main Accommodation there is a really useful Converted Loft Space which Velux windows, electrics and lighting.

An internal viewing will reveal:

Entrance Hallway having an opaque, glazed composite front door with double glazed window above. Stripped spindled staircase rises to the First Floor. Stripped panelled doors then open to the Lounge, Dining Room and useful under stairs storage cupboard. Coved ceiling.

Lounge. A well proportioned reception room having a uPVC double glazed window to the front elevation. Attractive fireplace feature to the chimney breast with inset cast iron woodburning stove. Built in cabinets and shelves to the alcoves. Coved ceiling.

Dining Room. Another good-sized Reception Room having a set of uPVC double glazed French doors opening to the rear elevation. Cupboard conceals the wall-mounted, 'Worcester' gas central heating boiler with Nest/Google smart system. Coved ceiling. Large opening into the kitchen.

Kitchen, a good sized room fitted with an extensive range of contemporary base and eye-level units with brushed chrome handles and worktops over with inset stainless steel sink unit and mixer tap. Built-in, stainless steel fronted electric oven with four ring gas hob and extractor hood over. Integrated fridge freezer. Integrated 'Slimline' dishwasher. UPVC double glazed window to the rear elevation and a UPVC double glazed door opens into the Courtyard Garden.

First Floor Landing having a spindled balustrade to the return of the staircase opening. There are then panelled doors opening to the Three Bedrooms and Bathroom. Loft access point with pull-down ladder - leads to the Converted Loft space

Bedroom One. A well proportioned double room having a uPVC double glazed window to the rear elevation.

Bedroom Two. A good-sized Double Bedroom having a uPVC double glazed window



to the front elevation. Attractive period fire surround to the chimney breast.

Bedroom Three having a uPVC double glazed window to the front elevation.

Bathroom fitted with a modern white suite with chrome fittings comprising of: panelled bath with thermostatic shower over and fitted shower screen, low-level WC, pedestal wash hand basin. Opaque, uPVC double glazed window to the rear elevation. Wall mounted heated chrome towel rail radiator.

Converted Loft Space - accessed via a metal pull-down ladder. A really useful room with large Velux window.

Externally there is a lovely walled Courtyard garden with beautifully stocked borders.

A superb property and NO CHAIN!

FREEHOLD  
ENERGY RATING: D  
COUNCIL TAX BAND: C

Approx Gross Floor Area = 855 Sq. Feet  
= 79.25 Sq. Metres

