



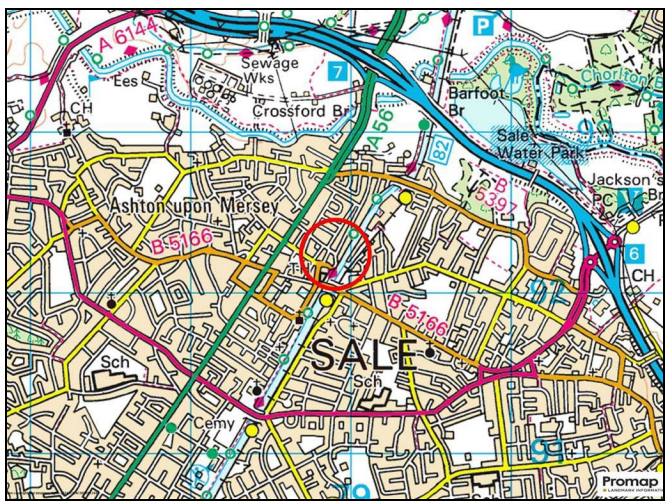
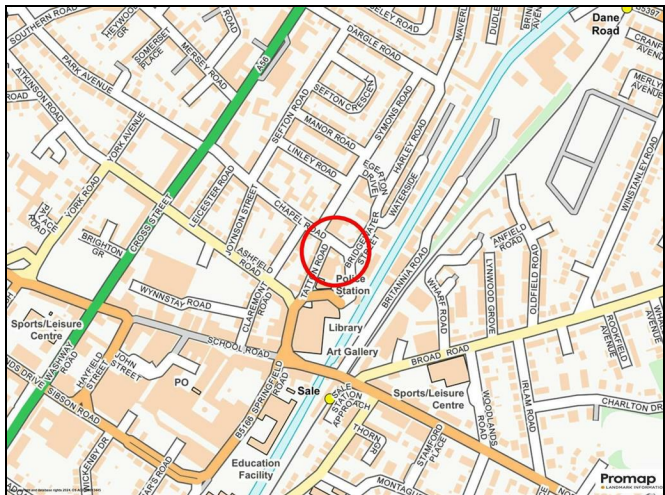
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INDEPENDENT ESTATE AGENTS

location



INDEPENDENT ESTATE AGENTS

59 Chapel Road Sale, M33 7FD



***NO CHAIN** A SUPERBLY PROPORTIONED FOUR BEDROOMED PERIOD TERRACE WITH ACCOMMODATION OVER FOUR FLOORS. OVER 1400 SQFT. LOCATED WITHIN THE HEART OF THE TOWN CENTRE CLOSE TO ALL THE FACILITIES. UPDATING REQUIRED.**

Hall. Lounge. Dining Room. Kitchen. Useful Cellar. Four Bedrooms. Large Bathroom. Courtyard Garden.

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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	84

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	43

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

£350,000



A superbly proportioned Four Bedroomed Period Terrace with over 1400 sqft over four floors.

The location is so convenient, being within the heart of the Town Centre - perfect for the Metrolink and close to some of the popular Schools including Springfield Primary.

Internally, the property is in need of general modernisation but offers plenty of scope to create the perfect home.

There are Resident Parking Permits in place with Parking Bays outside the property.

An internal viewing will reveal:

Entrance Porch. Having uPVC double glazed doors to the front. Step up to a glazed panelled door through to the Entrance Hallway.

Entrance Hallway. Having a staircase rising to the First Floor. Doors then provide access to the Lounge and Sitting Room.

Sitting Room. A well proportioned reception room having two uPVC double glazed windows to the front elevation. Hollowed out chimney breast feature.

Lounge. Another good sized reception room having a set of uPVC double glazed French doors opening onto the rear elevation. Hollowed out chimney breast feature. Door opens to the staircase down to the Cellars and an opening into the Kitchen.

Kitchen. Fitted with a range of base and eye level units with worktops over and inset circular sink unit with mixer tap. Built in oven and hob with extractor hood over. Ample space for a range of free standing appliances. Tiled floor.

Cellars. A useful additional space. Inset spotlights to the ceiling.

First Floor Landing. Having a spindle balustrade to return the staircase opening. Doors then provide access to the Two Double Bedrooms and Bathroom. Further spindle staircase rises to the Second Floor.

Bedroom One. An impressive large double room having two uPVC double glazed windows to the front elevation. Built in wardrobes to each of the alcoves.

Bedroom Two. Another good double room having a uPVC double glazed window to the rear elevation.

Bathroom. A large bathroom fitted with a modern white suite with chrome fittings comprising of tiled double ended enamelled bath with wall mounted mixer taps. WC. Large walk in shower enclosure with thermostatic shower. Opaque uPVC double glazed window to the side elevation. Part vaulted ceiling with skylight Velux window. Vanity sink unit. Wall mounted polished chrome towel rail radiator.



Second Floor Landing. Having a skylight Velux window and spindle balustrade to return staircase opening. Doors then provide access to Two further Bedrooms and Shower Room.

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

Bedroom Four. Having a skylight Velux window to the rear elevation.

Shower Room. Fitted with a low level WC. Vanity sink unit. Enclosed shower cubicle.

Outside to the rear the property has a courtyard garden with decked patio.

Plenty of space on offer and no onward chain!

