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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

60 Park Avenue

Sale, M33 6HE



£450,000

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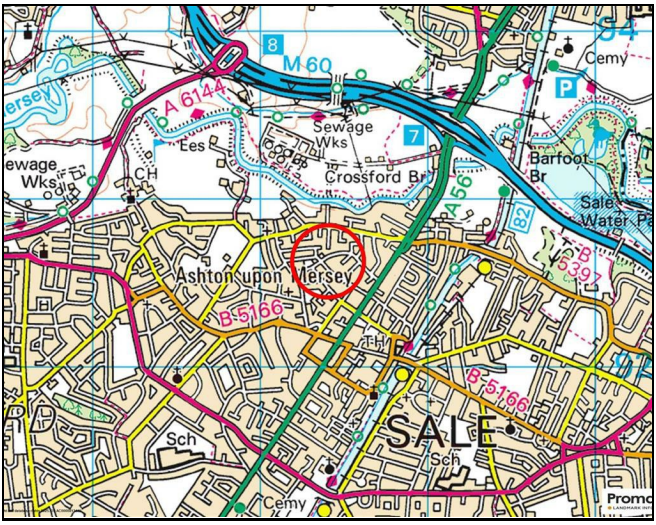
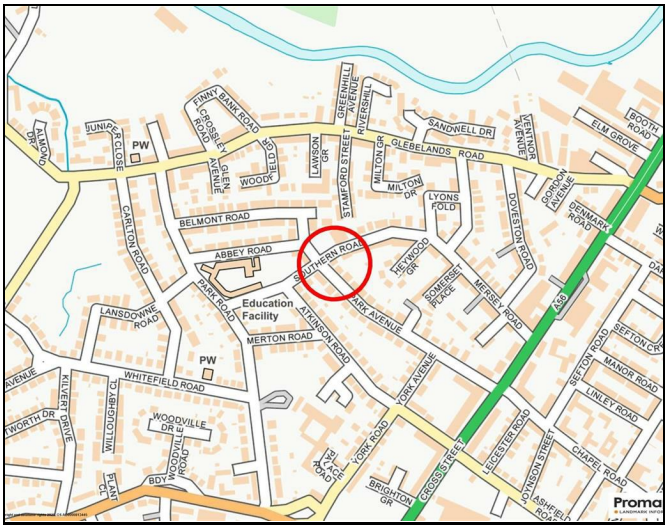
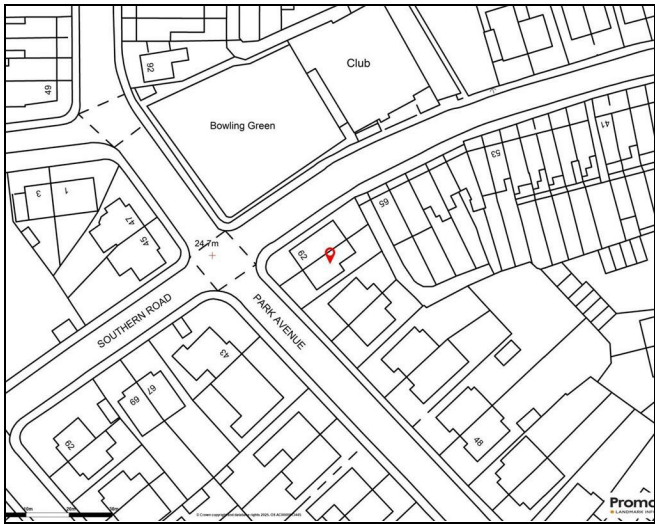
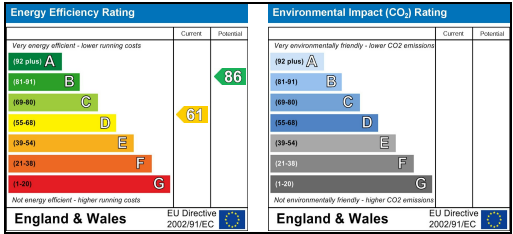
WATERSONS

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energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



overview

A SUPERBLY PROPORTIONED THREE DOUBLE BEDROOMED PERIOD SEMI DETACHED OFFERING OVER 1000 SQFT OF ACCOMMODATION. IDEAL LOCATION PERFECT FOR TOWN CENTRE AND PARK ROAD PRIMARY. DRIVEWAY PARKING + ENCLOSED REAR GARDEN.

Large Hallway. Lounge. Dining Room. Breakfast Kitchen. Three Double Bedrooms. Two Bath/Shower Rooms. Lovely enclosed rear Garden. Driveway Parking.

CONTACT SALE 0161 973 6688



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.

in detail

A superbly proportioned, Three Double Bedroomed, Period Semi-Detached which offers over 1000 sq ft of Accommodation.

The property has a lovely interior with neutral decoration, modern Kitchen and Bathroom fittings.

The location is just ideal, on this very desirable road, perfect for the Town Centre and Park Road Primary School.

In addition to the Accommodation, there is ample Driveway Parking, and an enclosed rear Garden.

An internal viewing will reveal:

Entrance Porch, having a uPVC double glazed front door. Original quarry tiled floor. Step-up to an oversized, original, opaque, glazed panelled door through to the Entrance Hallway.

Entrance Hall, having a staircase rising to the First Floor. Coved ceiling. Picture rail surround. Doors then open to the Lounge and Dining Room.

Lounge. An excellent-sized Reception Room, having a wide-angled, uPVC double glazed bay window to the front elevation. Beautiful, attractive period fireplace feature. Coved ceiling. Picture rail surround.

Dining Room. A superbly-proportioned Reception Room, having a set of uPVC double glazed French doors opening out onto the rear Garden. Additional uPVC double glazed window to the side. Picture rail surround. Door through to the Breakfast Kitchen.

An ample sized Breakfast Kitchen with plenty of space for a table. The Kitchen itself has been re-fitted with base and eye-level units with chrome handles and woodblock worktops over and inset one and a half bowl white ceramic sink unit with mixer tap. Built-in stainless steel fronted double oven with four ring gas hob and stainless steel extractor hood over. Ample space for an American-style fridge freezer. Integrated dishwasher. Wall-mounted, 'Ideal' gas central heating boiler concealed within one of the cupboards. uPVC double glazed window to the side elevation and a uPVC double glazed door opens to the rear Garden.

Door provides access to large understairs storage cupboard which also has space and plumbing suitable for a washing machine.

First Floor Landing, having a spindled balustrade to the return of the staircase opening. Doors then open to the Three Bedrooms and Bathroom. Built-in storage cupboard. Loft access point.

Bedroom One. An impressive, large Double Bedroom, having two uPVC double glazed windows to the front elevation. Picture rail surround. Door to the En Suite Shower Room.

En Suite Shower Room fitted with a suite comprising of enclosed shower cubicle with thermostatic shower, wash hand basin and WC. Tiled floor. Tiled walls. Opaque, uPVC double glazed window to the side elevation.

Bedroom Two. Another good double room having a uPVC double glazed window to the rear. Built in wardrobes across one wall.

Bedroom Three. Aa good sized bedroom having a uPVC double glazed window to the rear.

Bathroom fitted with a suite comprising of: shaped panelled bath with thermostatic shower over and fitted shower screen, WC and wash hand basin. Opaque uPVC double glazed window to the side. Tiled floor.

Outside to the front there is ample driveway parking with adjacent front garden.

To the rear is a lovely enclosed lawned garden with stone paved patio.

Always a popular place to live!

FREEHOLD PROPERTY
COUNCIL TAX BAND - C

Approx Gross Floor Area = 1097 Sq. Feet
= 101.9 Sq. Metres

