



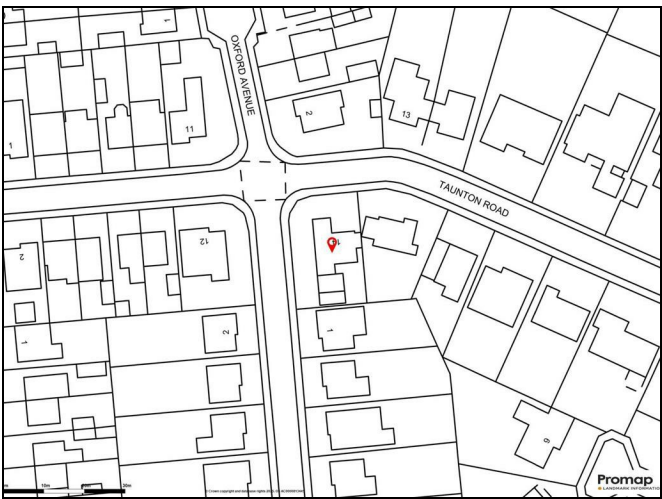
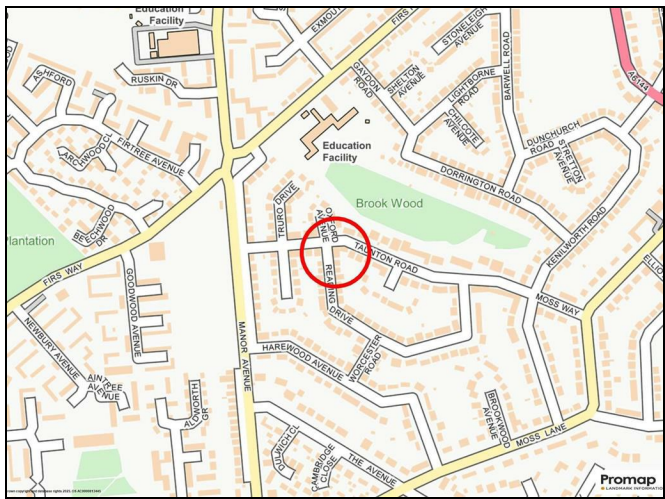
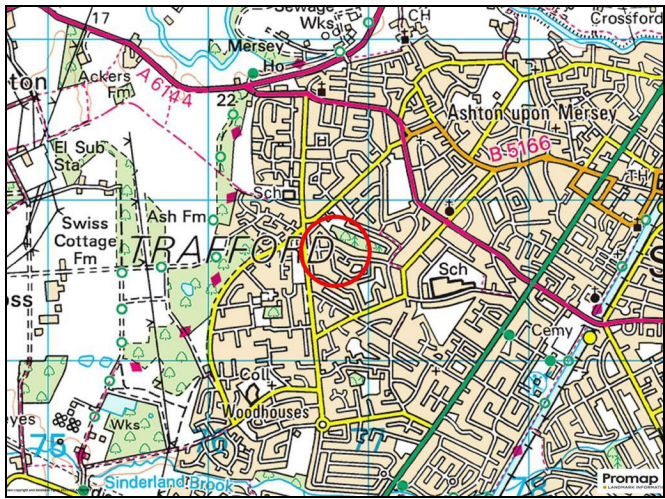
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INDEPENDENT ESTATE AGENTS

# 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 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

# 14 Taunton Road Sale, M33 5DN



AN EXCELLENT SIZED, TWO DOUBLE BEDROOMED DETACHED BUNGALOW WHICH ENJOYS A SUPERB, ESTABLISHED PLOT. CORNER POSITION WITH GARDENS TO THREE SIDES. DRIVEWAY PARKING. GARAGE. ALWAYS A DESIRABLE ROAD.

Porch. Hallway. Lounge. Breakfast Kitchen. Sun Room. Two Dbl Bedrooms. Two Bath/Shower, one En Suite. Ample Parking. Great Gardens.

CONTACT SALE 0161 973 6688

£650,000

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# in detail



A superbly proportioned, Two double Bedroomed Detached Bungalow offering excellent sized rooms throughout.

The location is ideal, just off Moss Lane, being one of Sale's most desirable roads, close to several of the popular schools and the Town Centre.

In addition to the Accommodation, the property enjoys a lovely corner plot with established gardens to three sides, driveway to the rear and Detached Garage.

An internal viewing will reveal:

Entrance Porch, having an opaque, leaded, uPVC double glazed front door. Step-up to a glazed inner door through to the Entrance Hallway.

Entrance Hall. A lovely 16' Entrance into the property, certainly setting the spacious theme that is evident throughout. Doors then open to the Lounge, Dining Room, Breakfast Kitchen, Two Double Bedrooms, Bathroom and Separate WC. Loft access point.

Lounge. An impressive, large Reception Room, having uPVC double glazed windows to the front and both side elevations. Attractive fireplace feature to one wall. Glazed double doors open to the Dining Room.

Dining Room. Another good-sized Reception Room, having a uPVC double glazed window to the side elevation.

Breakfast Kitchen. A good-sized Kitchen with space for a breakfast table. The Kitchen itself is fitted with a range of modern base and eye-level units with worktops over and inset, stainless steel unit with mixer tap. Built-in, stainless steel fronted double oven with four ring induction hob and extractor over. Ample space for a range of freestanding appliances. uPVC double glazed window to the side elevation and a further uPVC double glazed window to the rear. Wall-mounted, Worcester gas central heating boiler concealed within one of the cupboards. Glazed panelled doors through to the rear Sun Room.

Sun Room, having three uPVC double glazed windows to three elevations, all overlooking the Gardens. uPVC double glazed door opens to outside.

Bedroom One. A superb, large Double Bedroom, having a uPVC double glazed window to the front elevation. Built-in wardrobes. Door through to the En Suite Shower Room.

En Suite Shower Room fitted with a suite, comprising of enclosed shower cubicle with thermostatic shower, vanity sink unit, WC and bidet. Opaque, uPVC double glazed window to the rear elevation.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed



window to the rear elevation.

The Bathroom is fitted with a suite with panelled bath and wash hand basin, Part-tiled walls. Built-in airing cupboard. Opaque, uPVC double glazed window to the rear elevation.

Separate WC fitted with a low-level WC. Opaque, uPVC double glazed window to the rear elevation.

Outside, the property enjoys a fabulous, large corner plot and is approached via a gated pathway from Taunton Road leading to the front door with adjacent, large front Gardens. The Garden continues down the side of the property and to the rear, accessed from Reading Drive is a gated driveway providing ample off street parking leading to the Detached Garage.

The rear Gardens are mostly paved for easy maintenance with established borders surrounding

A superb bungalow on this ever popular road!

Approx Gross Floor Area = 1070 Sq. Feet  
= 99.4 Sq. Metres

