



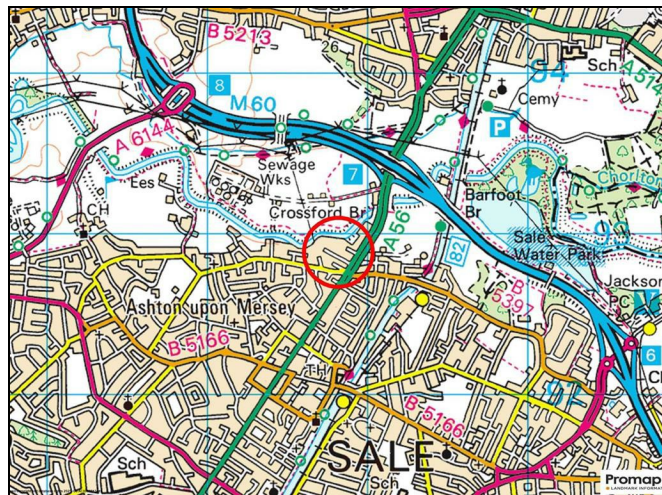
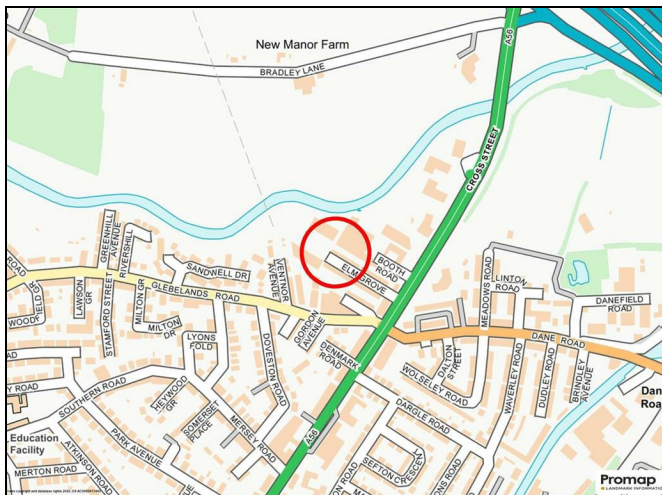
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INDEPENDENT ESTATE AGENTS

# 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

# 48 Elm Grove Sale, M33 7JY



**\*\*NO CHAIN\*\* A LOVELY TWO BEDROOMED PERIOD TERRACE WITH SUPERB ACCOMMODATION. . POPULAR CUL DE SAC PERFECT FOR TOWN CENTRE + METROLINK.**

**Entrance Vestibule. Lounge. Breakfast Kitchen. Two Bedrooms. Bathroom. Enclosed Courtyard. So Convenient!**

**CONTACT SALE 0161 973 6688**

**£270,000**

www.watersons.net

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A lovely Two Double Bedroomed, Period End Terrace which enjoys good-sized rooms throughout.

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, enclosed, walled decked Courtyard.

An internal viewing will reveal:

Entrance Hall. Having a Entrance Porch with glazed panelled front door with arched window above. Stripped panelled door through to the Lounge.

Lounge. An well proportioned reception room having a uPVC double glazed window to the front elevation. Raised inset fireplace feature to the chimney breast. Coved ceiling. Stripped panelled door through to the Breakfast Kitchen.

Breakfast Kitchen. A good sized room with plenty of space for a table. The Kitchen itself is fitted with a range of base and eye level units with worktops over and inset stainless steel sink unit with mixer tap. Ample space for a range of free standing appliances. Fully glazed uPVC door opens to outside. uPVC double glazed window to the rear elevation. Stripped panelled door provides access to a large understairs storage cupboard.

Staircase rises to the First Floor.

First Floor Landing. Having a spindle balustrade rises to return the staircase opening. Panelled doors then provide access to the Two Bedrooms and Bathroom.

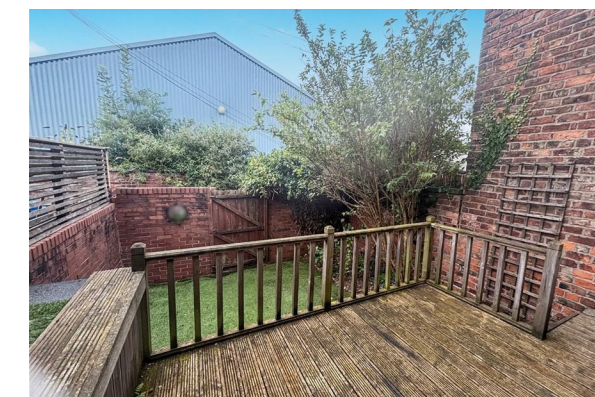
Bedroom One. A superb large double bedroom having a uPVC two double glazed windows to the front elevation. Build in wardrobe. Picture rail surround.

Bedroom Two. Having a uPVC double glazed window to the rear elevation. Door opens to useful storage cupboard which also houses the Worcester gas central heating boiler.

Bathroom. Fitted with a white suite with chrome fittings comprising of panelled bath with shower mixer attachment and fitted shower screen. Wash hand basin. WC. Part tiled walls.

Outside, the rear of the property has a decked patio area accessed straight from the Kitchen with steps down into an area of artificial lawn with retaining wall surrounding and timber gates at the back of the courtyard leading to the right of way access for taking bins out.

No Chain!



Approx Gross Floor Area = 752 Sq. Feet  
= 69.8 Sq. Metres

