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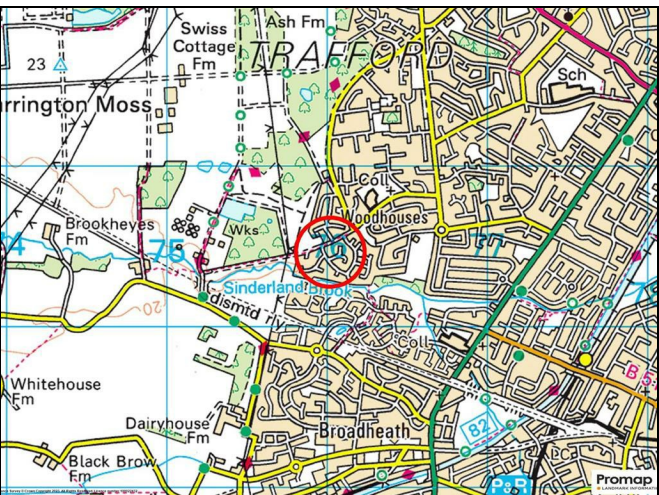
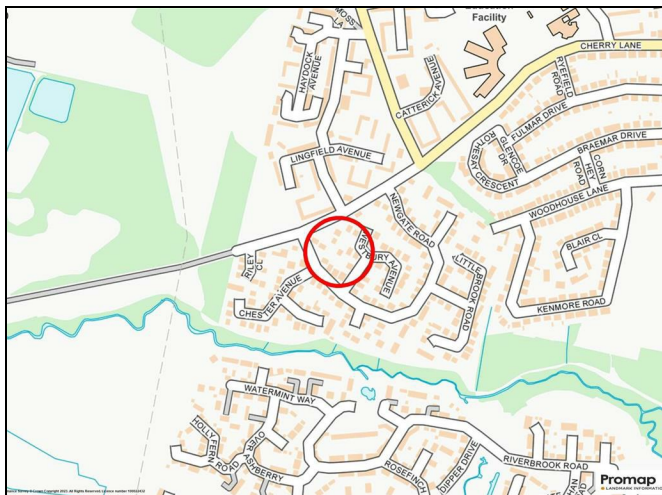


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, continue out of the one way system on School Road and take a sharp right onto Sibson Road. At the traffic lights turn left onto Washway Road and continue along for quite some time. Eventually, turn right onto Woodhouse Lane and continue along. At the first roundabout take the 3rd exit onto Manor Avenue. Proceed along for some time and at the second roundabout take the 1st exit onto Cherry Lane. Continue straight back onto Woodhouse Lane and then turn left onto Newgate Road. Turn left again onto Westbury Avenue. Follow the road to the left where the property will be found on the left hand side.



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 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		

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.



INDEPENDENT ESTATE AGENTS

8 Westbury Avenue Sale, M33 4WQ



****NO CHAIN** A GOOD SIZED TWO BEDROOMED SEMI DETACHED LOCATED ON THIS EVER POPULAR DEVELOPMENT. WIDE PLOT WITH AMPLE PARKING AND GOOD SIZED GARDENS. SCOPE TO EXTEND.**

Porch. Lounge. Breakfast Kitchen. Two Bedrooms. Bathroom. Lovely gardens. Ample driveway parking. Garage. Energy Rating: D

CONTACT SALE 0161 973 6688

£270,000



FREEHOLD - COUNCIL TAX BAND 'B'

A good sized Two Bedroomed Semi-Detached which is ideally situated within this ever popular neighbourhood.

The property enjoys a wider than average plot, providing ample off street parking, Garage and superb gardens aswell as offering plenty of scope to extend subject to any consents.

The position is ideal towards the end of a cul de sac within this ever popular location within an easy reach of local Schools and Shops.

An internal viewing will reveal:

Entrance Porch having a UPVC double glazed front door. Door through to the Lounge.

Lounge. A superb, large Reception Room having a UPVC double glazed window to the front. Staircase rises to the First Floor. Door through to the Kitchen.

Kitchen. A well-proportioned room with plenty of space for a small dining table. The Kitchen has been fitted with a range of base and eye-level units with worktops over with inset sink unit. Ample space for a range of freestanding appliances. UPVC double glazed window to the rear elevation overlooking the Gardens and an opaque, UPVC double glazed door provides access to the rear.

First Floor Landing having doors providing access to the Two Bedrooms and Bathroom. Loft access point.

Bedroom One. A superb Double Bedroom having a UPVC double glazed window to the front elevation. Built in wardrobes.

Bedroom Two. Another good-sized Bedroom having a UPVC double glazed window to the rear elevation overlooking the Gardens. Built-in storage space over the stairs.

Bathroom fitted with a suite comprising of: panelled bath with electric shower over, low-level WC, pedestal wash hand basin. Opaque, UPVC double glazed window to the side elevation. Wall-mounted, heated towel rail.

Outside to the front, the property is approached via a paved Driveway which provides ample Off Street Parking which leads to the Garage.

There is a lovely, established good sized lawed rear garden with further space down the side of the property where there is a timber shed.

Always popular houses! NO CHAIN!



Approx Gross Floor Area = 716 Sq. Feet
= 66.37 Sq. Metres

