



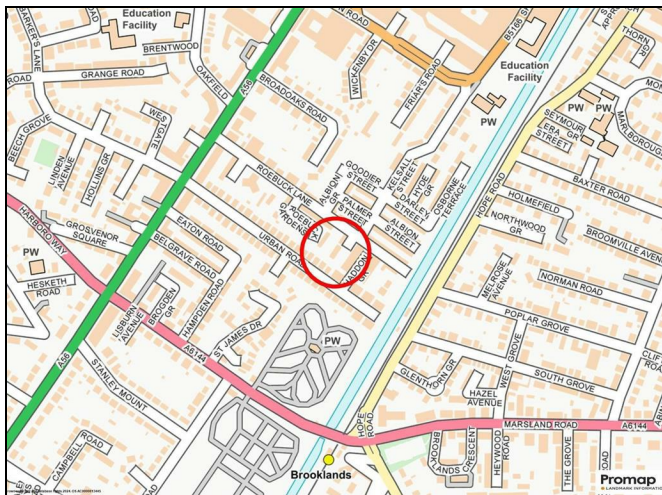
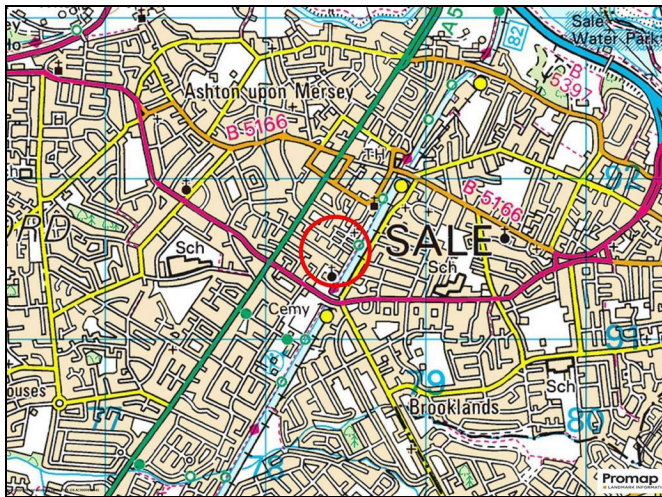
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INDEPENDENT ESTATE AGENTS

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			89
(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 that 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.

www.watersons.net



INDEPENDENT ESTATE AGENTS

16 Holly Drive Sale, M33 7TL



BEST AND FINAL OFFERS MONDAY 23RD MARCH AT 5PM

A SUPERBLY PROPORTIONED THREE BEDROOMED PERIOD TERRACE PROPERTY, IDEALLY LOCATED ON THIS LOVELY SMALL SIDE ROAD, WITHIN EASY REACH OF THE CANAL/TOWN CENTRE/METROLINK. USEFUL CELLAR. 1183 SQFT.

Porch. Hall. Lounge. Dining Room. Kitchen. Three Bedrooms. Bathroom. Walled Courtyard.

CONTACT SALE 0161 973 6688

£385,000

www.watersons.net



BEST AND FINAL OFFERS MONDAY 23RD MARCH AT 5PM

A Superbly proportioned three bedroomed, garden fronted, Period Terrace which offers good sized rooms throughout.

The location is very popular, on this lovely small side road tucked away within an easy reach of the canal walk, Town Centre, its facilities as well as the Metrolink and several of the local Schools.

Different to many of the other similar houses, this property has no others directly facing so feels very private.

The property is beautifully presented throughout.

An internal viewing will reveal:

Recessed Porch with step to a panelled front door.

Entrance Hallway. Having staircase rising to the first floor. Coved ceiling. Dado rail. Doors then open to the Lounge and Dining Room.

Lounge. A superb large reception room having a window to the front. Coved ceiling, Period fireplace feature to the chimney breast.

Dining Room. Another good sized room with a door opening to the rear. Opening to the kitchen.

Kitchen. Fitted with a range of base and eye level units with worktops over and inset sink unit. Space for free standing appliances. Door opens to outside. Door provides access down to the cellars.

Cellars. Really useful extra space with one main chamber.

First floor landing, having a spindled balustrade to the return of the staircase opening. Skylight window. Doors then open to the three bedrooms and bathroom.

Bedroom One, a well-proportioned double room having a window to the front.

Bedroom Two, another good double room having a window to the rear. Period cast iron fire surround to the chimney breast.

Bedroom Three, having a window to the front.

Bathroom, fitted with a suite comprising of: panelled bath, WC, wash hand basin. Window to the rear.

Outside, to the front there is a lovely established front garden. To the rear there is a walled courtyard.

Such a lovely hidden away, yet convenient location!



Approx Gross Floor Area = 1183 Sq. Feet
= 110.0 Sq. Metres

