



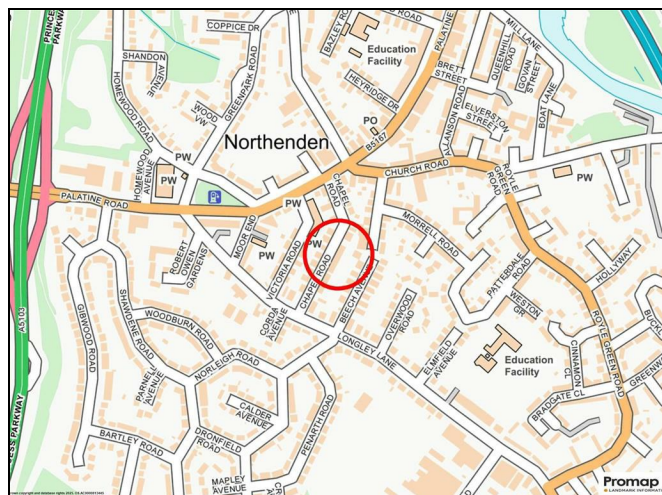
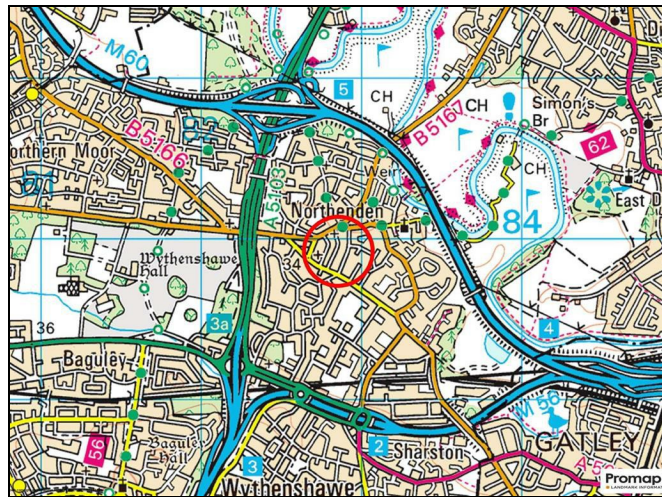
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INDEPENDENT ESTATE AGENTS

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		87	67
	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 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

17 Chapel Road Manchester, M22 4JN



Our vendor has taken a no-expense-spares approach to present this fabulous home to the sales market. Completed with a cutting-edge finish, the property is ready to move straight in. The kitchen is newly fitted and the garden has been recently landscaped, providing a fabulous space to enjoy outdoors. Situated within a short walk of Northenden Village with an excellent array of shops, restaurants and transport links. Within easy reach of the motorway network and a short journey to Manchester City Centre and Sale Town Centre.

On the ground floor, you are presented with a welcoming Entrance Hallway, with stairs rising to the first floor, a great-sized Lounge opening into a lovely Dining Space ideal for entertaining, a superb and recently fitted kitchen with an industrial effect finish, and feature doors lead into the newly landscaped, fully enclosed rear garden. On the first floor, you will be presented with three bedrooms and a generously sized family bathroom. The property also benefits from a fully usable cellar currently being used as a Utility Room, whilst also providing excellent storage space. A truly wonderful home which will suit a family or professional couple, and viewing is essential to appreciate everything this property has to offer.

COUNCIL TAX BAND C – (EPC RATING TO FOLLOW) – LEASEHOLD 872 YEARS

CONTACT SALE 0161 973 6688

£350,000

in detail



A superb Three Bedroomed Terrace with a Cellar offering over 1000 sqft of Accommodation. The property is situated within a short walk of Northenden Village with an excellent array of shops, restaurants and transport links. Within easy reach of the motorway network and a short journey into Manchester City Centre and Sale Town Centre.

Internally, the property has been stylishly upgraded and improved including modern Kitchen and Bathroom fittings.

An internal viewing will reveal:

Entrance Hallway. Having an opaque glazed composite front door. Large opening into the Lounge and Dining Room.

Lounge. An excellent-sized reception room having a window to the front. Attractive fireplace feature to the chimney breast with alcoves to either side. Coved ceiling. Picture rail surround. Opening into the Dining Room.

Dining Room. A well-proportioned reception room having a window to the rear elevation. Coved ceiling. Picture rail surround. Door opens to the Kitchen.

The Kitchen is newly fitted with a range of modern quartz worktops and eye-level units with chrome handles and worktops over and inset white sink unit with mixer tap. Stainless steel electric oven with four ring gas hob and stainless steel extractor over. Crittle window to the side elevation and French doors opens to the Rear Courtyard.

Staircase in the hallway provides access down to the Cellars.

The Cellars/Utility Room provide excellent additional storage space. 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.

Bedroom One. A fabulous, large Double Bedroom having two uPVC double glazed windows to the front elevation. Attractive fireplace feature.

Bedroom Two. Another excellent-sized Bedroom having a uPVC double glazed window to the rear elevation.

Bedroom Three. Still a good sized room with a window to the rear elevation.

Bathroom. Fitted with a white suite with chrome fittings comprising of: panelled bath with thermostatic shower over and separate glass shower screen. WC. Wash hand basin. Part-tiled walls. Opaque, uPVC double glazed window to the side elevation. Wall-mounted, heated chrome towel rail.



To the rear, the property enjoys a private garden partly laid to lawn with timber fence surround and well stocked borders.

A truly wonderful home ready to move into, viewing is essential to appreciate everything this property has to offer!

LEASEHOLD - 999 years from 1898, ends 2897 - 872 years left
Council Tax Band - Manchester C



Approx Gross Floor Area = 1206 Sq. Feet
= 112.1 Sq. Metres

