



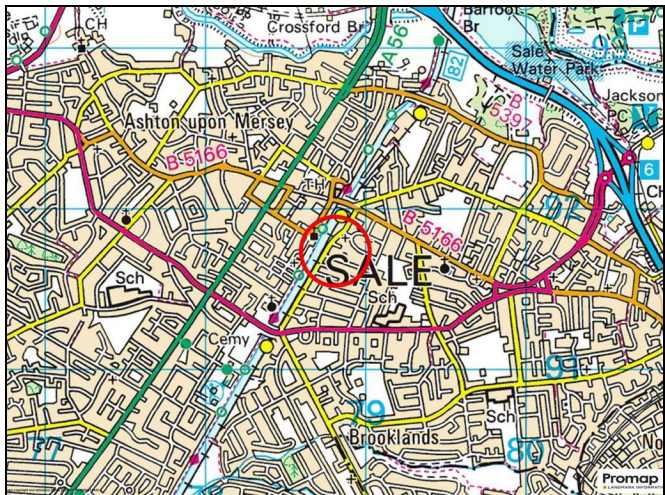
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INDEPENDENT ESTATE AGENTS

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 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.

www.watersons.net



INDEPENDENT ESTATE AGENTS

10 Era Street Sale, M33 3AH



A STYLISH, COMPREHENSIVELY UPGRADED AND IMPROVED, TWO BEDROOMED PERIOD END TERRACE SITUATED ON THIS DELIGHTFUL COBBLED CUL DE SAC. UPGRADED AND IMPROVED INTERIOR. NEUTRAL RE DECORATION. PERFECT FOR TOWN CENTRE/METROLINK/CANAL WALKS

Lounge. Dining Room. 15' Kitchen. Two Dbl Bedrooms. Showr Room. Walled courtyard.

CONTACT SALE 0161 973 6688

£325,000

www.watersons.net

in detail



A stylish, comprehensively upgraded and improved, Two Bedroomed, Period End Terrace, ideally positioned on this delightful and unique cobbled cul de sac.

The location is ideal, being positioned only a short walk from Sale Town Centre, the Metrolink and Bridgewater Canal walks.

Internally, the property is neutrally decorated throughout, modern kitchen and bathroom fittings and reproduction uPVC double glazed sash windows to the front.

An internal viewing will reveal:

Entrance Vestibule, having an opaque, leaded, composite front door. Door through to the Lounge.

Lounge. A well-proportioned Reception Room, having a uPVC double glazed sash window to the front elevation. Coved ceiling. Opening through to the Dining Room.

Dining Room. Another good-sized Reception Room, having a set of uPVC double glazed French doors opening out to the rear Courtyard. Glazed door through to the Kitchen. Staircase rises to the First Floor. Coved ceiling.

A good-sized Kitchen fitted with an extensive range of base and eye-level units with worktops over and inset, one and a half bowl stainless steel sink unit with mixer tap. Built-in oven with four ring ceramic hob and extractor hood over. Ample space for a range of freestanding appliances. Wall-mounted, gas central heating boiler concealed within one of the cupboards. Two, uPVC double glazed windows to the side elevation. Inset spotlights to the ceiling.

First Floor Landing, having doors providing access to the Two Bedrooms and Shower Room. Large Loft access point with fold-down ladder.

Bedroom One. An excellent-sized Double Bedroom, having a uPVC double glazed sash window to the front elevation.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the rear elevation. Useful recess above the stairs.

The Shower Room is fitted with a contemporary suite, comprising of large walk-in shower with thermostatic shower, wall-hung, twin drawer vanity sink unit and WC. Wall-mounted, heated, polished chrome towel rail radiator. Polished tiled walls. Polished tiled floor. Inset spotlights to the ceiling.

To the rear the property has a lovely walled courtyard.

- Freehold Property
- Council Tax Band - B



Approx Gross Floor Area = 822 Sq. Feet
= 76.3 Sq. Metres

