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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£385,000

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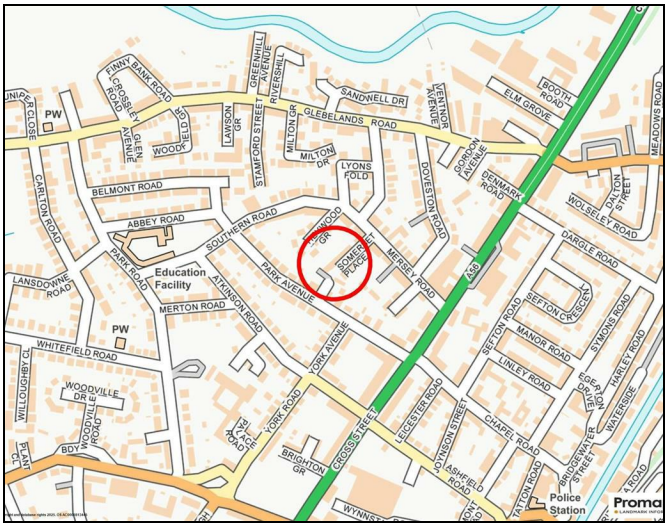
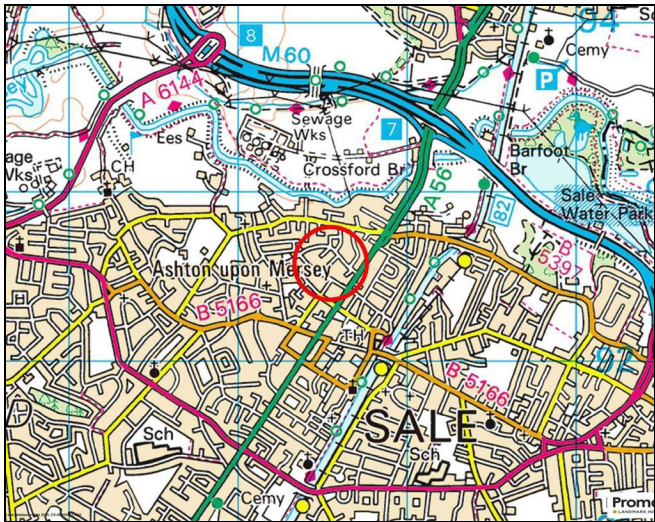
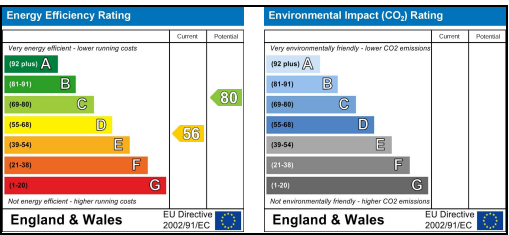


INDEPENDENT ESTATE AGENTS



energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)

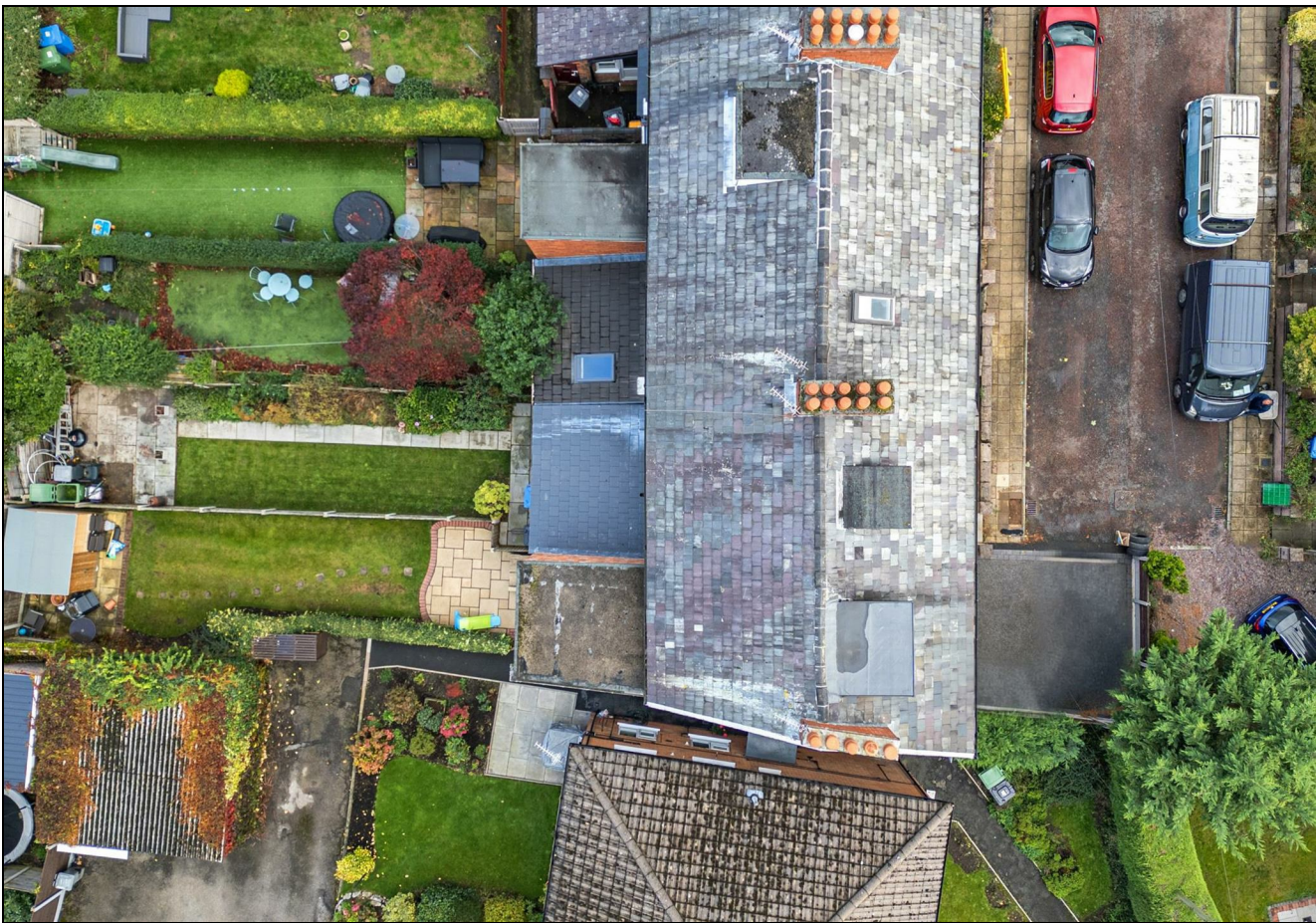


overview

A SUPERBLY PROPORTIONED, COMPREHENSIVELY UPGRADED AND EXTENDED, THREE BEDROOMED PERIOD END TERRACE WHICH ENJOYS A SUPERB REAR GARDEN. OVER 1100 SQFT OF ACCOMMODATION OVER FOUR FLOORS. IDEAL FOR PARK ROAD SCHOOL AND THE TOWN CENTRE.

Hall. Lounge. Dining Room. Kitchen. Useful Cellar. Three Bedrooms. Bathroom. Excellent sized rear garden.

CONTACT SALE 0161 973 6688



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures 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.

in detail

An impressive, comprehensively upgraded and extended, Three Bedroomed Period Terrace which offers fantastic Accommodation over Four Floors including a Converted Loft and useful Cellar.

The location is ideal being a small cul de sac within an easy reach of the Town Centre and close to Park Road Primary School.

Internally there is a well presented interior, modern kitchen and bathroom fittings and mock sash hardwood double glazed windows.

In addition to the Accommodation, there is a lovely enclosed broadly south facing rear Garden.

An internal viewing will reveal:

Living Room. Having a glazed panelled front door with arched window above. Angled bay window to the front elevation. Hollowed out chimney breast feature. Inset spotlights to the ceiling. Opening into the Dining Room. Staircase rising to the First Floor.

Dining Room. A good sized reception room having an opening into the Kitchen. Another door provides access to the Cellars.

Kitchen. A good sized Kitchen fitted with a range of contemporary handleless gloss finish units with worktops over and inset sink unit with mixer tap. Built in electric oven with ceramic hob. Integrated fridge freezer. uPVC double glazed window to the rear elevation providing views over the Gardens and a uPVC double glazed door which opens to outside.

Cellars. Comprising of one main chamber providing excellent additional storage space.

First Floor Landing. Having a spindled balustrade to return staircase opening. Doors providing access to Two Bedrooms and Bathroom with a further staircase rising to the Second Floor.

Bedroom One. An well proportioned double room having uPVC double glazed window to the front elevation.

Bedroom Two. Having a uPVC double glazed window to the rear elevation

Bathroom. A stylish bathroom fitted with a contemporary white suite with chrome fittings comprising of panelled bath with thermostatic shower over and glass shower screen. Wall hung vanity sink unit. Low level WC. Tiled floor. Tiled walls. Wall hung polished chrome towel rail radiator.

Second Floor Landing.

Bedroom Three. A good sized converted loft room having a uPVC double glazed window to the front elevation.

To the rear the property enjoys a superb large garden with a paved pathway on the side of the main area of lawn which continues to the further raised patio area at the back.

Always such a convenient place to live!



Approx. Gross Internal Area 1157 sq. ft / 107.47 sq. meters
Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning
Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are
not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.