



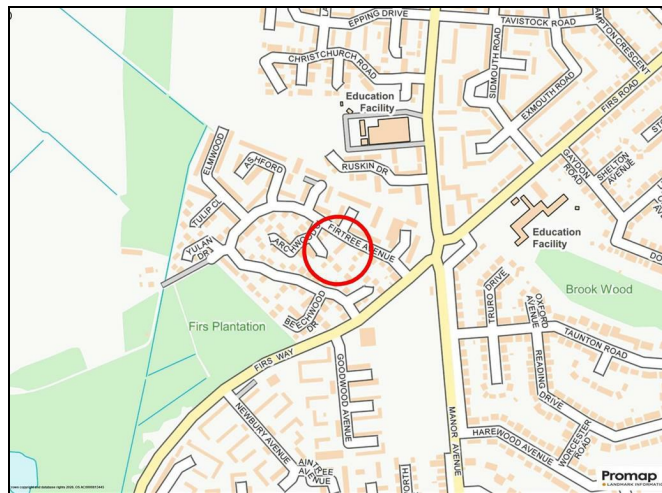
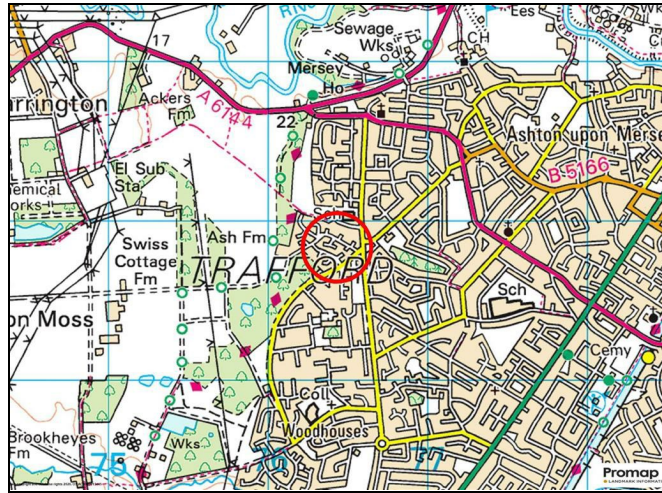
**HALE OFFICE:**  
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INDEPENDENT ESTATE AGENTS

# 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 | Environmental Impact (CO <sub>2</sub> ) Rating                  |  |
|---|--|-------------------------|-----------|---|--|
| Very energy efficient - lower running costs |  |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |
| (92 plus) A                                 |  |                         |           | (92 plus) A   |  |
| (81-91) B                                   |  |                         |           | (81-91) B   |  |
| (69-80) C                                   |  |                         |           | (69-80) C   |  |
| (55-68) D                                   |  |                         |           | (55-68) D   |  |
| (39-54) E                                   |  |                         |           | (39-54) E   |  |
| (21-38) F                                   |  |                         |           | (21-38) F   |  |
| (1-20) G                                    |  |                         |           | (1-20) G  |  |
| Not energy efficient - higher running costs |  |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |
| England & Wales                             |  | EU Directive 2002/91/EC | 87        | England & Wales   |  |
|   |  |                         | 72        |   |  |

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

# 6 Briar Close Sale, M33 5RG



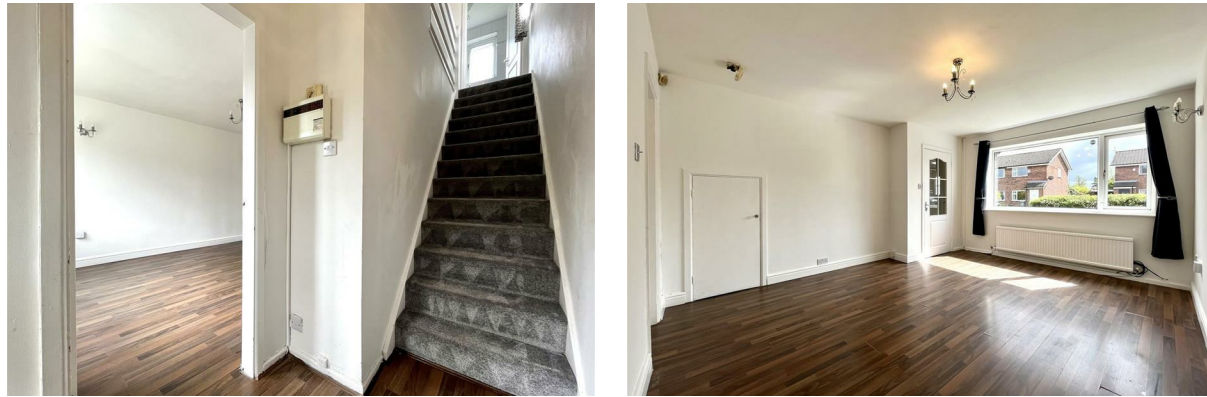
**\*\*NO CHAIN\*\* A LOVELY THREE BEDROOM SEMI DETACHED FAMILY HOME WITH GARAGE IDEALLY LOCATED ON A SMALL CUL DE SAC PERFECT FOR SEVERAL OF THE LOCAL SCHOOLS. DRIVEWAY PARKING. GARDENS.**

**Hall. Lounge. Dining Kitchen with Patio Doors to the Garden. Three Bedrooms. Bathroom. Garage. Driveway Parking. Garden.**

**CONTACT SALE 0161 973 6688**

**£335,000**

# in detail



A well proportioned Three Bedroomed Semi Detached which offers excellent sized rooms throughout.

The location is really popular being close to several of the Local Schools and within an easy reach of Sale.

In addition to the accommodation there is driveway parking, Garage and lovely enclosed rear Garden.

An internal viewing will reveal:

**Entrance Hall.** Having an opaque glazed front door. Staircase rising to the first floor. Door to the Lounge.

**Lounge.** A superb large reception room having a uPVC double glazed window to the front elevation. Smaller door opens to a useful understairs storage cupboard. Door opens to the Breakfast Kitchen.

**Breakfast Kitchen.** A good sized kitchen with space for a table. The kitchen is fitted with a range of base and eye level units with chrome handles and worktops over with inset stainless steel sink unit with mixer tap. Built in stainless steel fronted electric oven with four ring gas hob and stainless steel extractor hood over. Space and plumbing suitable for a washing machine. UPVC double glazed window to the rear elevation overlooking the Gardens. UPVC double glazed French doors open to the garden.

**First Floor Landing.** Having a spindle balustrade to return the staircase opening. Opaque uPVC double glazed to the side elevation. Doors then provide access to the Three Bedrooms and Bathroom. Loft access point.

**Bedroom One.** An excellent double sized double bedroom having a uPVC double glazed window to the front elevation. Built in wardrobes.

**Bedroom Two.** Another good size double room having a uPVC double glazed window to the rear elevation.

**Bedroom Three.** Having a uPVC double glazed window to the front elevation. Built in storage cupboard housing the gas central heating boiler.

**Bathroom.** Fitted with a white suite with chrome fittings comprising of panelled bath with electric shower over. #wash hand basin. WC. Opaque uPVC double glazed window to the rear elevation.

Outside the property is approached via a Driveway providing ample off street Parking, this then leads to the attached Garage.

To the rear of the property, it enjoys a lovely enclosed garden with paved patio area leading to an area of lawn with established borders surrounding.

A superb family home!

- Leasehold Property
- 999 year lease from 18 March 1980 - End of lease - 18 March 2979
- 953 years remain
- Ground Rent: £35
- Council Tax Band - C



Approx Gross Floor Area = 756 Sq. Feet  
= 70.2 Sq. Metres

