



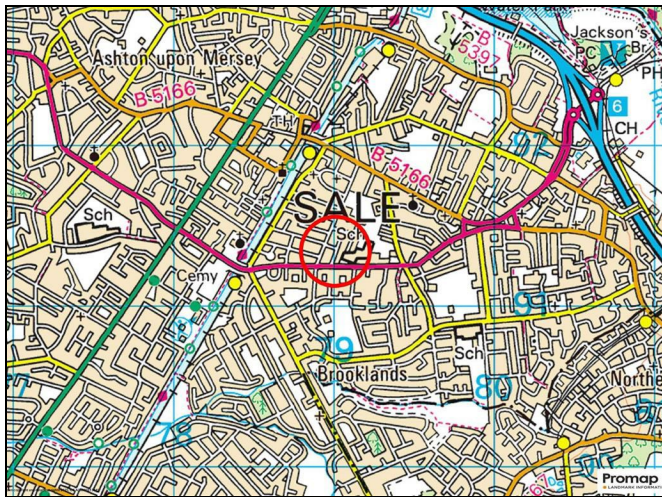
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INDEPENDENT ESTATE AGENTS

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.



INDEPENDENT ESTATE AGENTS

9 Abington Road Sale, M33 3DL



****NO CHAIN** A SUPERBLY PROPORTIONED FOUR BEDROOMED PERIOD SEMI DETACHED WITH EXTENSIVE ACCOMMODATION OVER THREE FOUR FLOORS. THREE RECEPTION ROOMS. LOVELY GARDENS. IDEAL LOCATION FOR SCHOOLS/METROLINK AND TOWN CENTRE. SOLAR PANELS + AIR SOURCE HEAT PUMP **GENERAL MODERNISATION REQUIRED****

Hall. Three Reception Rooms. Kitchen. Utility+WC. Four Bedrooms over the Upper Floors. Bathroom. Established Gardens.

CONTACT SALE 0161 973 6688

£485,000

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A superbly proportioned Four Bedroomed Period Semi-Detached with extensive Accommodation over Three Floors.

This cul de sac location has always been popular, being within a short distance of the Town Centre, Metrolink and several of the popular schools including Sale Grammar which is just around the corner.

There are excellent-sized rooms throughout and many original features including: tall coved ceilings, Period fireplaces and sash windows.

Internally the property is in need of some general modernisation but is a great blank canvas some a buyer to stamp their own mark!

In recent years the property has some green energy additions with the installation of an air source heat pump and solar panels.

In addition to the Accommodation there is a lovely established rear garden.

An internal viewing will reveal:

Recess Porch with original tiled base. Step up to an opaque glazed oversized panelled front door and adjacent beautiful leaded and stained glass window with matching windows above.

Entrance Hall. A lovely entrance into the property certainly setting the spacious theme which is evident throughout. Spindle staircase rises to the First Floor with stripped side panelling. Stripped panelled doors then open to the Lounge, Dining Room and Sitting Room.

Lounge. A well proportioned reception room having a wide angled three section angled bay window to the front elevation with sash windows. Coved ceiling. Picture rail surround.

Sitting Room. Another good sized reception room having a wide angled three section angled bay window to the side elevation with sash windows. Coved ceiling. Picture rail surround.

Dining Room. Another excellent sized reception room having a deep sill sash window to the rear elevation providing views over the Gardens. Fire surround to the chimney breast. Door opens to useful storage cupboard and a further door opens to the Kitchen.

Kitchen. Fitted with a range of base and eye level units with wood block



worktops over and inset one and a half bowl white ceramic sink unit with mixer tap. Ample space for a range of free standing appliances. Window to the side elevation and a multi paned door opens to outside. Opening to the Utility Room and WC.

Utility Room. Fitted with a wood block worktop with space and plumbing suitable for a washing machine and dryer. Opaque window to the rear elevation. Folding doors to the Ground Floor WC.

GF WC. Fitted with a low level WC. Wall hung wash hand basin. Opaque window to the side elevation.

First Floor Landing. Having a spindle balustrade to return the staircase opening. Further spindle staircase rises to the Second Floor. Stripped panelled doors provide access to Three Bedrooms and Bathroom. Coved ceiling.

Bedroom One. An impressive large double room having two sash windows to the front elevation. Period fire surround to the chimney breast. Coved ceiling.

Bedroom Two. Another good double room having two sash windows to the side elevation. Period fire surround to the chimney breast.

Bedroom Four. Having two sash windows to the rear elevation providing views over the Garden. Period fire surround to the chimney breast.

Family Bathroom. Fitted with a white suite comprising of enamelled panelled bath with shower mixer attachment. Separate shower enclosure with thermostatic shower. Wash hand basin. WC. Opaque sash window to the rear elevation. Tiled walls.

Second Floor Landing. Having a skylight window to the rear elevation. Door through to Bedroom Three. Further restricted height area and door to a additional WC with sink.

Bedroom Three. Another good double room having a sash window to the side elevation. Period fire surround to the chimney breast. Door opens to useful storage cupboard.

A superb family home with great potential!

