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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 ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	81	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

2 Sidmouth Road Sale, M33 5FX



BEST AND FINAL OFFERS TUESDAY 3RD FEBURARY AT 5PM

AN IMPRESSIVE LARGE, COMPREHENSIVELY EXTENDED, FOUR BEDROOMED SEMI DETACHED OFFERING OVER 1700 SQFT OF ACCOMMODATION. THREE RECEPTION ROOMS PLUS STUDY ROOM. SUPERB CORNER PLOT WITH EXTENSIVE GARDENS, AMPLE PARKING AND GARAGE. PERFECT LOCATION CLOSE TO ASHTON VILLAGE AND SEVERAL OF THE SCHOOLS.

Porch. Hall. Lounge. Dining Room. Sitting Room. Kitchen. Utility Room. WC. Four Bedrooms. Two Bath/Shower Rooms one en Suite. Study Room. Ample parking. Integral Garage. Superb established gardens to three sides.

CONTACT SALE 0161 973 6688

BEST AND FINAL OFFERS TUESDAY 3RD FEBURARY AT 5PM

£475,000



BEST AND FINAL OFFERS TUESDAY 3RD FEBRUARY AT 5PM

An impressive large, Comprehensively extended and upgraded, Four Bedroomed Semi-Detached which enjoys excellent family accommodation extending to over 1700 sqft.

The property offers the perfect amount of space for a growing family providing three reception rooms to the ground floor along with a stylish kitchen and utility along with four first floor bedrooms, two bath/shower rooms and a useful study room.

The location is ideal, being within an easy reach of the Town Centre and Ashton on Mersey Village and in a great location for several of the popular schools.

In addition to the accommodation the property enjoys a substantial plot with gardens across the back and side of the property, the wide frontage has been made suitable for ample off street parking.

An internal viewing will reveal:

Entrance Porch, having a uPVC double glazed front door with windows flanking both sides. A further contemporary composite door through to the Inner Hallway.

Hallway, having oak doors providing access to the Lounge and Dining Room. A staircase rises to the First Floor.

Lounge, a well proportioned reception room having a uPVC double glazed window to the front, there is then a set of uPVC double glazed French doors open to the garden. Attractive fireplace feature to the chimney breast.

Dining Room, having a uPVC double glazed window to the front elevation. Opening into the Kitchen.

A stylish Kitchen, refitted with an extensive range of contemporary base and eye-level units with worktops over and inset, one and a half bowl stainless steel sink unit with instant hot water tap. Built-in, stainless steel fronted electric oven with further dual microwave oven above. Four ring induction hob with stainless steel extractor hood over with stainless steel splashback. Integrated fridge freezer and dishwasher. uPVC double glazed window to the rear elevation overlooking the Gardens. Multi-paned door opens to the Utility Room with a further door which provides access to a useful understairs



storage cupboard.

Utility Room, fitted with a range of base units matching those of the Kitchen with worktops over and inset, stainless steel sink unit with mixer tap. Space and plumbing suitable for a washing machine. uPVC double glazed window to the rear elevation overlooking the Gardens. Opaque, uPVC double glazed window opens to outside. Glazed panelled door through to the Family Room.

Family Room. A useful Third Reception Room, having a uPVC double glazed window to the front elevation. Door through to the Integral Garage.

Integral Garage. A large Garage, having timber double doors to the front. Door provides access to Ground Floor WC and there is a further Loft hatch with pull-down ladder providing access to the upstairs Study Room.

First Floor Landing, having an opaque, uPVC double glazed window to the rear elevation. Doors then provide access to Four of the Bedrooms and Family Bathroom. A further door opens to a useful cupboard housing the gas central heating boiler.

Bedroom One. An excellent-sized Double Bedroom, having a uPVC double glazed window to the front elevation. Door through to the En Suite Shower Room and a further door provides access to the Study Room.

En Suite Shower Room fitted with a contemporary white suite with chrome fittings, comprising of large, walk-in shower cubicle with thermostatic shower, vanity sink unit and WC. Opaque, uPVC double glazed window to the rear elevation. Inset spotlights to the ceiling. Wall-mounted, heated, polished chrome towel rail radiator.

Study Room, having a Velux window to the rear elevation. Window to the side.

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

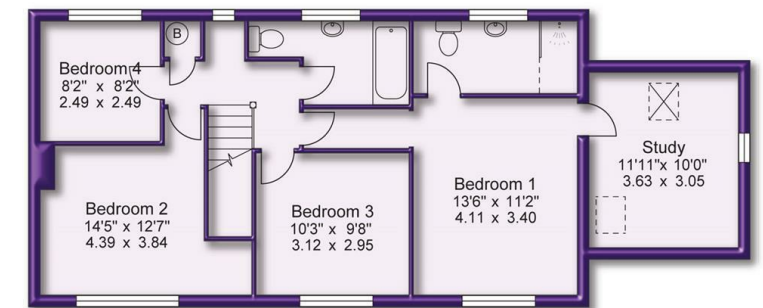
Bedroom Three, having a uPVC double glazed window to the front elevation. Coved ceiling.

Bedroom Four, having a uPVC double glazed window to the rear elevation overlooking the Gardens.

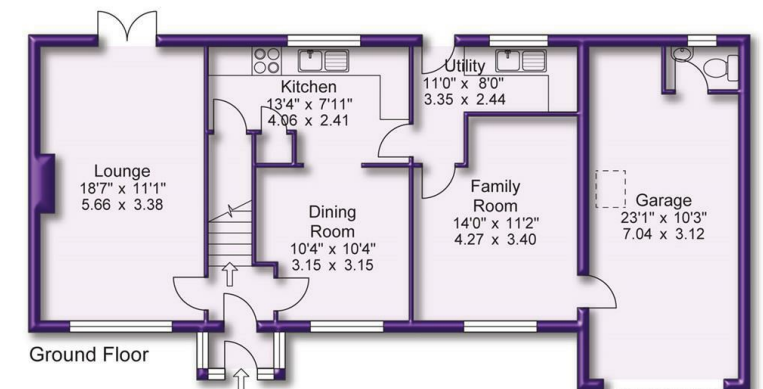
An impressive family home offering lots of accommodation!



Approx Gross Floor Area = 1745 Sq. Feet
= 162.2 Sq. Metres



First Floor



Ground Floor