



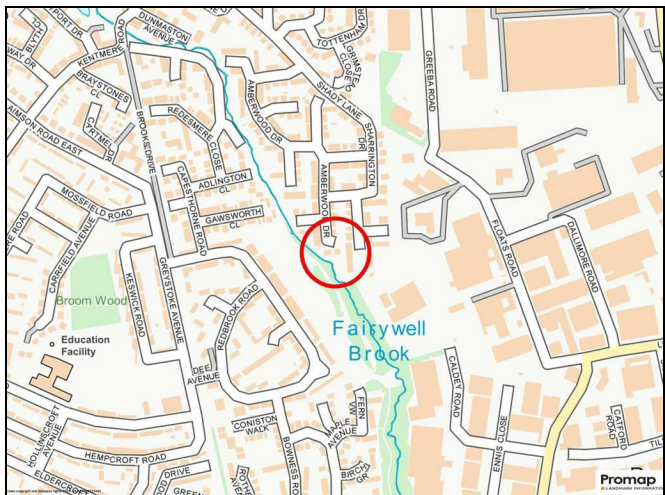
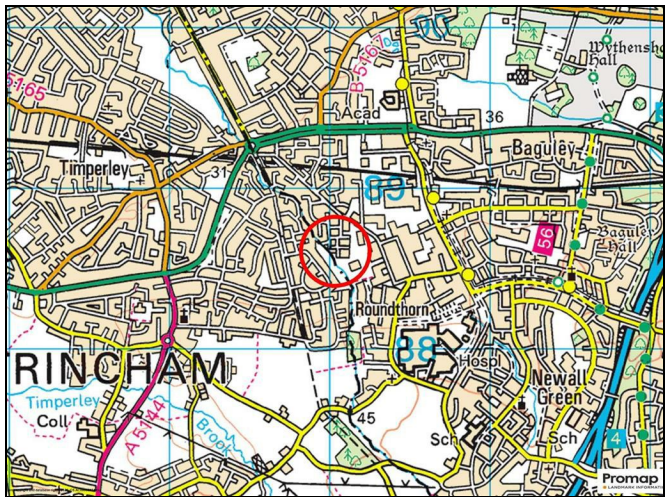
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INDEPENDENT ESTATE AGENTS

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89	(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		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

93 Amberwood Drive Manchester, M23 9GU



****NO CHAIN** AN IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE, FULLY REFURBISHED TO A HIGH STANDARD THROUGHOUT AND SITUATED ON THIS QUIET CUL-DE-SAC WITHIN AN EASY REACH OF THE METROLINK. SUPERB PRIVATE REAR GARDEN. AMPLE PARKING**

Hall. Lounge. Breakfast Kitchen. Conservatory. Three Bedrooms. Bathroom. Garden. Garage. Driveway parking.

CONTACT SALE 0161 973 6688

Offers Over £315,000



A Superbly proportioned, upgraded and improved, Three Bedroomed Semi-Detached which offers excellent-sized rooms throughout.

The location is popular being within an easy reach of the Metrolink at Southmoor Road and not far from Timperley Village.

In addition to the accommodation there is ample Driveway Parking, Detached Garage and a superb private established rear garden.

An internal viewing will reveal:

Entrance Hall, having an opaque, glazed composite front door. Staircase rising to the First Floor. Useful understairs storage. Doors then open to the Lounge and Kitchen.

Lounge. A well-proportioned Reception Room, having a deep-sill, bow, uPVC double glazed window to the front elevation. Fireplace feature to one wall.

The Kitchen has been re-fitted with a range of contemporary base and eye-level units with worktops over including an inset, one and a half bowl sink unit with mixer tap. Useful Breakfast Bar Area. Built-in oven with four ring gas hob and extractor hood over. Ample space for a range of freestanding appliances. uPVC double glazed window to the rear elevation facing into the Conservatory and a set of uPVC double glazed French doors opening into the same. Inset spotlights to the ceiling.

Conservatory. A good-sized room with uPVC double glazed windows to three elevations and a set of uPVC double glazed French doors opening out to the rear Garden.

First Floor Landing, having a uPVC double glazed window to the side elevation. Spindled balustrade to the return of the staircase opening. Doors then provide access to the Three Bedrooms and Bathroom.

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

Bedroom Two. Another good-sized Bedroom, having a uPVC double glazed window to the rear elevation providing views over the Garden. Built-in wardrobes.

Bedroom Three, having a uPVC double glazed window to the front elevation. Built-in storage cupboard above the stairwell.



The Bathroom has been re-fitted with a contemporary white suite with matte black fittings, comprising of panelled bath with thermostatic shower over and fitted glass shower screen, wash hand basin and WC. Wall-mounted, heated, towel rail radiator. Tiled floor. Tiled walls. Opaque, uPVC double glazed window to the rear elevation. Inset spotlights to the ceiling.

Outside, to the front, the property is approached via a driveway providing off street parking; there is then access down the side of the property via a gate leading to the rear Gardens and Detached Garage.

Literally ready to move into!



Approx Gross Floor Area = 884 Sq. Feet
= 82.1 Sq. Metres

