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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS

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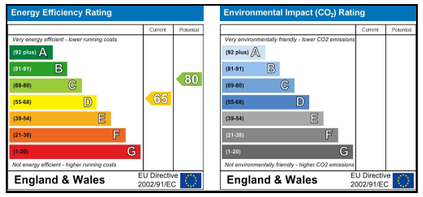
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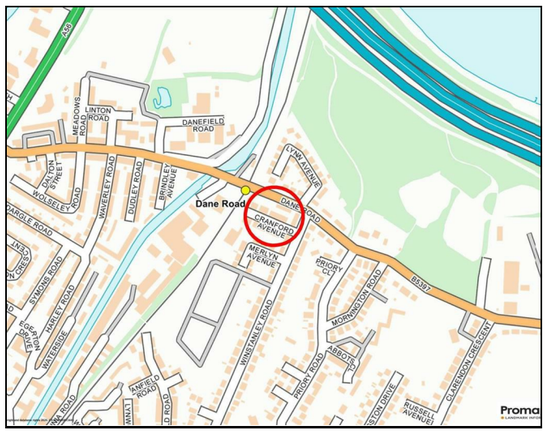
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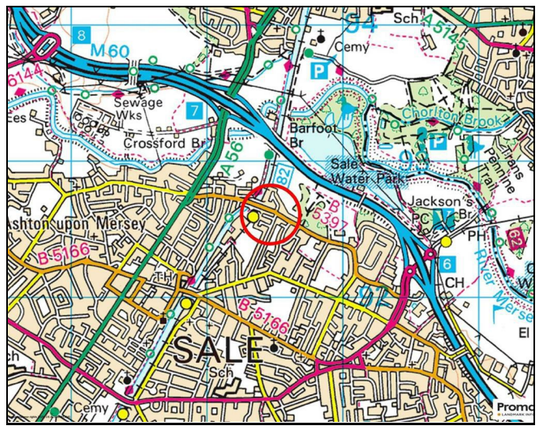
energy efficiency

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









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.

overview

NO CHAIN A FABULOUS, COMPREHENSIVLEY UPGRADED AND EXTENDED, FOUR BEDROOMED PERIOD TERRACE LOCATED ON THIS VERY DESIRABLE ROAD IDEAL FOR TOWN CENTRE + DANE ROAD METROLINK. SUPERB LOFT CONVERSION. IMMACULATE MODERN INTERIOR. ENCLOSED GARDEN.

Hall. Lounge. Dining Room. Kitchen. Four Bedrooms over the upper floors. Bathroom. Enclosed rear Garden. ALWAYS POPULAR!

CONTACT SALE 0161 973 6688



in detail

A fabulous, comprehensively upgraded and extended, Four Bedroomed Period Terrace including a superb loft conversion.

The location is fantastic, being on a small cul de sac close to the Town Centre, Dane Road Metrolink and walks down the Canal tow path.

Internally the property has been tastefully refurbished with neutral re decoration and Contemporary kitchen and bathroom fittings.

The property also benefits from substantial roof works completed in May 2025, including renewed underlay, battens where required, rear valley leadwork and replacement matching slates. The works are covered by a 10-year guarantee.

In addition to the accommodation there is a lovely enclosed rear garden.

An internal viewing will reveal:

Entrance Porch. Having an opaque glazed composite front door. Tiled flooring. Doors then provide access to the Lounge and Dining Room. Staircase rising to the First Floor. Coved ceiling.

Lounge. A well proportioned reception room having a upvc double glazed bay window to the front. Attractive fireplace feature with cast iron wood burning stove.

Dining Room. Another wonderful sized reception room having a uPVC double glazed window to the rear elevation with window above. Coved ceiling. Doors provides access to the Ground Floor WC with an opening into the Kitchen.

Ground Floor WC. Fitted with a low level WC. Space saver vanity sink unit.

Kitchen. A stylish Kitchen refitted with an extensive range of base and eye level units with quartz worktops over and inset white ceramic sink unit with spray mixer tap. Build in electric oven with four ring gas hob and extractor hood over. Integrated dishwasher. Space and plumbing suitable for a washing machine. Ample space for an American style fridge freezer. Two uPVC double glazed windows to the side elevation and an opaque uPVC door opens to outside. Inset spotlights to the ceiling.

First Floor Landing. Having the spindle balustrade to return the staircase opening. Doors provide access to the Three Bedrooms and Family Bathroom. A further door opens to the front section of the landing with uPVC double glazed window to the front. Staircase rising to the Bedroom Four.

Bedroom One. An excellent sized double bedroom having a uPVC double glazed window to the rear elevation.

Bedroom Two. Another good double room having a uPVC double glazed window to the front elevation.

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

Bathroom. Fitted with a suite comprising of panelled bath with thermostatic shower and fitted glass shower screen. Wash hand basin. WC. Opaque uPVC double glazed window to the side elevation. Tiled walls. Wall mounted heated towel rail radiator.

Bedroom Four. A superb, converted loft bedroom having a large Velux window to the rear elevation. Further skylight Velux window to the front elevation.

Outside to the rear the property enjoys having an enclosed garden with patio area and storage outhouse.

Such a convenient place to live!

- Freehold
- Council Tax Band B

Approx Gross Floor Area = 1185 Sq. Feet
= 110.0 Sq. Metres

