



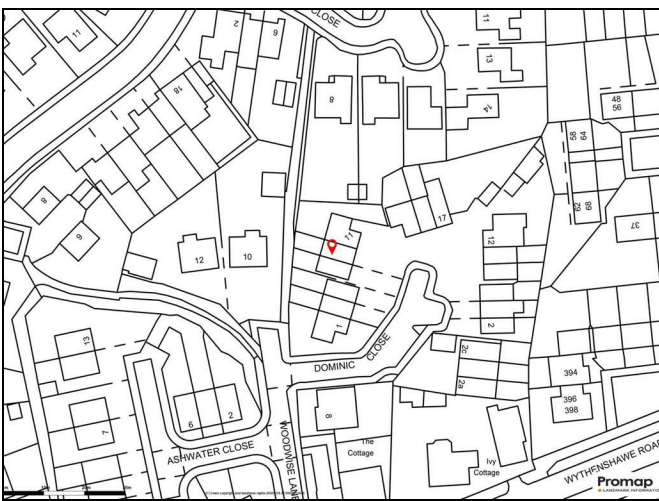
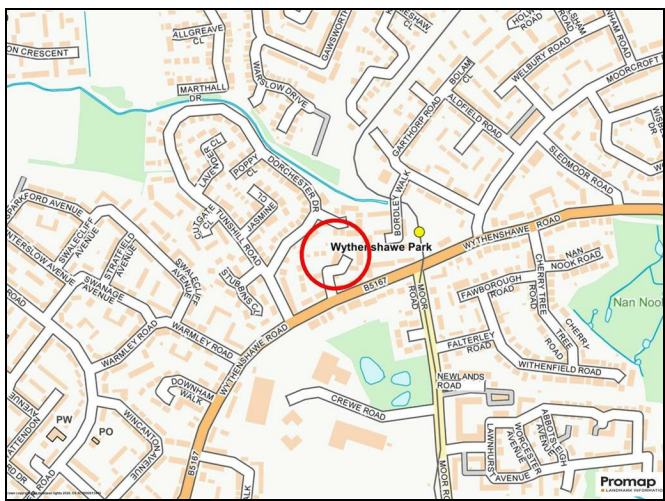
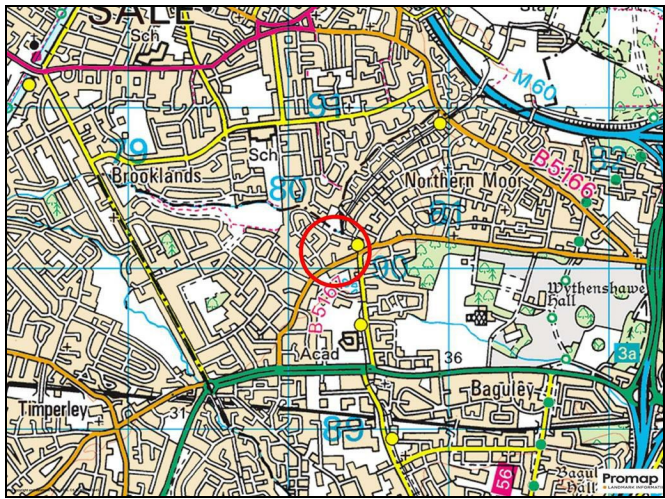
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INDEPENDENT ESTATE AGENTS

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			89
(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.



WATERSONS

INDEPENDENT ESTATE AGENTS

9 Dominic Close Manchester, M23 9GA



A WELL PROPORTIONED TWO BEDROOMED MODERN MEWS PROPERTY WITH DRIVEWAY PARKING AND LOVELY REAR GARDEN. SMALL CUL DE SAC LOCATION CLOSE TO METROLINK.

Lounge. Breakfast Kitchen. Two Bedrooms. Bathroom. Ample Parking. Private rear Garden.

CONTACT SALE 0161 973 6688

£240,000

www.watersons.net

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in detail



A well proportioned Two Bedroomed Modern Mews Property which offers good sized rooms throughout.

The location is very convenient being within an easy reach of Timperley, Sale and the Motorway Networks as well as having a Metrolink Stop just around the corner.

Internally, there are modern Kitchen and Bathroom fittings, neutral re-decoration throughout and uPVC double glazing.

In addition to the Accommodation there is driveway parking to the front and a lovely, Private rear Garden.

An internal viewing will reveal:

Entrance Porch having an opaque, leaded UPVC double glazed front door. Glazed panelled door through to the Lounge.

Lounge. A superb, large Reception Room having a deep-sill, leaded, UPVC double glazed bay window to the front elevation. Spindled staircase rises to the First Floor. Door through to the Breakfast Kitchen.

Breakfast Kitchen with plenty of space for a small table. The Kitchen itself is fitted with modern 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. Ample space for additional freestanding appliances. UPVC double glazed window to the rear elevation overlooking the Gardens and an opaque, UPVC double glazed door opens to the rear.

First Floor Landing having doors opening to the Two Bedrooms and Bathroom.

Bedroom One. A well-proportioned Double Bedroom having a UPVC double glazed window to the front.

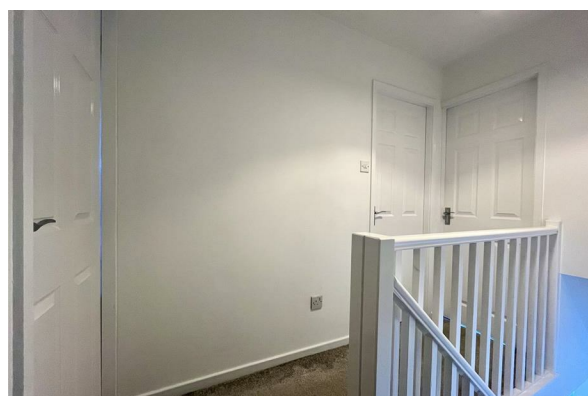
Bedroom Two. Another good-sized Bedroom having a UPVC double glazed window to the rear overlooking the Garden.

Bathroom re-fitted with a modern white suite with chrome fittings comprising of: panelled bath with thermostatic shower over and fitted shower screen. WC. Pedestal wash hand basin. Wall mounted polished chrome towel rail radiator

Outside to the front there is ample Off Street Parking.

To the rear, the property enjoys a lovely, enclosed, Private Garden.

Such a convenient yet 'hidden away' location!



Approx Gross Floor Area = 599 Sq. Feet
= 55.6 Sq. Metres

