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WATERSONS
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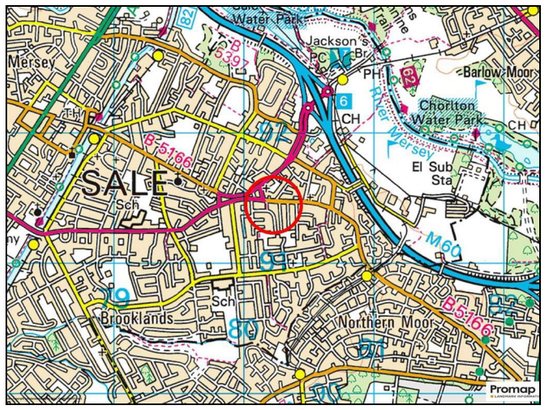
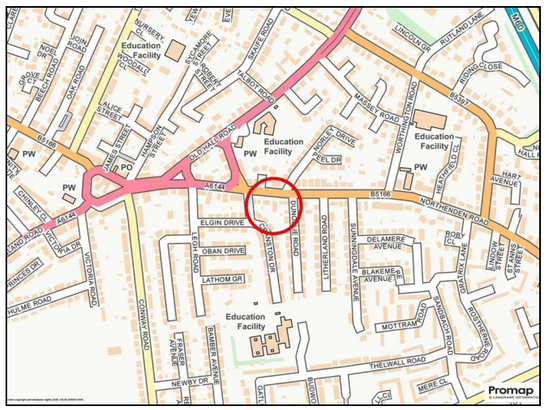
location

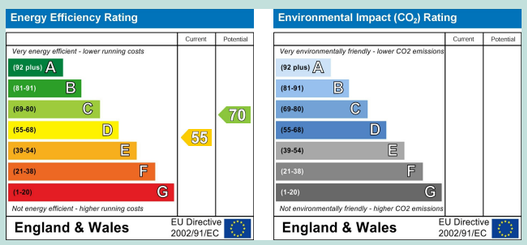






energy efficiency

In line with Government Legislation, we are now able to provide an
Energy Performance Certificate (EPC) rating (see table on the right)



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.

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296 Northenden Road

Sale, M33 2PA



A SUPERBLY PROPORTIONED, EXTENDED AND UPGRADED, FOUR BEDROOMED PERIOD SEMI DETACHED OFFERING OVER 1800 SQFT OVER THREE FLOORS INC USEFUL CELLARS. AMPLE DRIVEWAY PARKING. GARAGE. SOUTH FACING REAR GARDEN. IDEAL FOR SCHOOLS AND SALE MOOR VILLAGE.

Porch. Large Hall. Lounge. Sitting Room. Breakfast Kitchen. Dining Room. Conservatory. Cellars. Four Bedrooms. Bathroom. Ample Parking. Lovely South facing rear garden.

CONTACT SALE 0161 973 6688

£563,500

www.watersons.net

in detail





A superbly proportioned, extended and upgraded, Four Bedroomed Period Semi Detached offering over 1800 sqft over three floor including Cellars.

The location is idela, being within an easy reach of several Local Schools including Worthington Primary, Sale Moor Village and the Metrolink.

Striking in design with large double height bay windows with black and white apex, the property has good sized rooms throughout, high ceilings and is perfect for a family to spread out in with three reception rooms plus a conservatory.

In addition to the Accommodation, there is ample Driveway Parking and a good sized South facing rear Garden.

An internal inspection will reveal:

Entrance Porch. Having a panelled front door with window above. Further opaque window to the side. Step up to an opaque glazed original panelled inner door to the Entrance Hallway.

Entrance Hall. A lovely spacious entrance into the property having a spindle balustrade rising to the First Floor. Doors then provide access to the Lounge, Sitting Room, Kitchen and further door to the Cellars.

Lounge. A well proportioned reception room having a uPVC double glazed wide square bay window to the front elevation with stained and leaded glass lights. Coved celling. Picture rail surround. Fireplace feature to the chimney breast.



Sitting Room. Another good sized room having a uPVC double glazed window to the rear elevation. Additional uPVC double glazed window to the side elevation. Attractive fireplace period feature to one wall. Coved celling. Picture rail surround.

Breakfast Kitchen. A good sized kitchen fitted with an extensive range of base and eye level units with granite worktops over and inset sink unit with mixer tap. Built in stainless steel electric oven with four ring gas hob and extractor hood over. Ample space for a range of frees standing appliances. Wall mounted gas central heating boiler. uPVC double glazed window to the side elevation. Door opens to outside. Inset spotlights to the ceiling. Doors then provide access to the Ground Floor Shower Room and Dining Room.

Cellars. The cellars provide really useful storage space as well as potential to develop further subject to any permissions.



Ground Floor Shower Room. Fitted with a suite comprising of enclosed shower cubicle with electric shower. Wash hand basin. WC. Wall mounted polished chrome towel rail radiator. Tiled floor. Opaque uPVC double glazed window to the side elevation.

Dining Room. Having a skylight Velux window. Inset spotlights to the ceiling. uPVC double glazed French doors open to the Conservatory.

Conservatory. Having uPVC double glazed windows to three elevations and a set of uPVC double glazed French doors opening out to the Garden.

First Floor Landing. Having a spindle balustrade to return the staircase opening. Skylight window. Doors then provide access to the Four Bedrooms and Bathroom. Picture rail surround.





Bedroom One. A well proportioned double bedroom having a uPVC double glazed wide square bay window with stained and leaded glass lights. Built in wardrobes. Coved ceiling.

Bedroom Two. Another good double bedroom having a uPVC double glazed window to the rear elevation overlooking the Gardens.

Bedroom Three. Having a uPVC double glazed windows to the front and side elevation.

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

Bathroom. Fitted with a suite comprising of panelled bath, WC, Vanity sink unit. Opaque uPVC double glazed window to the side elevation. Part tiled walls.

Outside the property enjoys a deep frontage with a large driveway providing ample parking, This continues down the side via gates leading to the Detached Garage.

To the rear the property enjoys a good sized south facing garden, having a large stone paved patio leading to the lawned garden with raised borders to one side.

A superb family home in a really convenient location!







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