



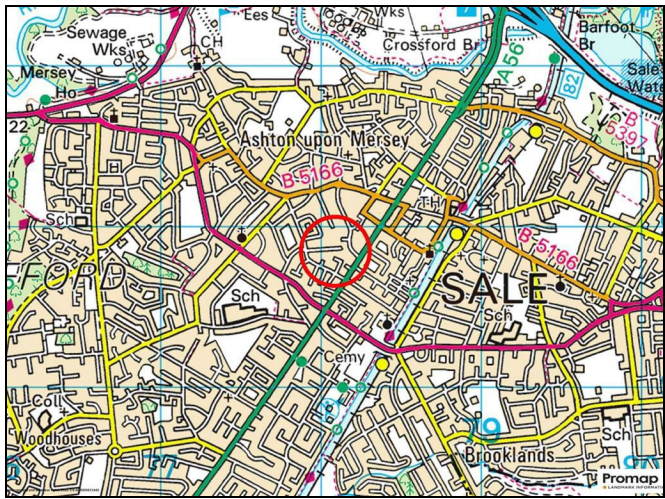
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INDEPENDENT ESTATE AGENTS

# 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			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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INDEPENDENT ESTATE AGENTS

# 48 Grange Road Sale, M33 6RY



A SUPERBLY PROPORTIONED, EXTENDED, THREE BEDROOMED PERIOD SEMI DETACHED WHICH ENJOYS A LOVELY ESTABLISHED SOUTH FACING REAR GARDEN. SUPERB CUL DE SAC LOCATION IDEAL FOR SCHOOLS/TOWN CENTRE. EXTENDED DINING KITCHEN/UTILITY/WC.

Hall. Lounge. Dining Room. Large Breakfast Kitchen. GF WC. Three Bedrooms. Bathroom. Private South Facing Gardens.

CONTACT SALE 0161 973 6688

£425,000

www.watersons.net



A Superbly proportioned, extended, Three Bedroomed Semi Detached offering excellent accommodation.

The ground floor has been greatly enhanced with an extension to the rear creating a spacious Breakfast Kitchen and a Ground Floor WC.

This cul de sac location is always very popular, just off Barkers Lane, close to the Town Centre and several of the Popular Schools.

In addition to the accommodation there is a superb established private South Facing rear garden.

An internal viewing will reveal:

Entrance Porch, having an opaque glazed front door. Original tiled floor. Step-up to a glazed inner door through to the Entrance Hallway.

Entrance Hall, having a staircase rising to the First Floor. Coved ceiling. Panelled door through to the Dining Room.

Lounge. A well-proportioned Reception Room, having two uPVC double glazed windows to the front elevation. Attractive fireplace feature to the chimney breast. Coved ceiling. Dado rail surround. Opening into the Dining Room.

Dining Room. Another good-sized room, having a uPVC double glazed window to the rear elevation providing views over the lovely rear Garden. Dado rail surround. Panelled doors then provide access to a useful understairs storage cupboard and into the Kitchen.

A fabulous, large extended Family Kitchen split into Working Kitchen and Utility Area. The Kitchen is fitted with a range of modern base and eye-level units with chrome handles and polished granite worktops over with inset, one and a half bowl sink unit and mixer tap. Built-in double oven with five ring gas hob and stainless steel and glass extractor hood over. Integrated dishwasher. Built in microwave. Ample space for a tall fridge freezer unit. uPVC double glazed window to the side elevation and a double glazed panelled door opens to outside. Inset spotlights to the ceiling. Opening into the further section of the Kitchen/Utility. Again, fitted with a range of base units matching those of the main Kitchen with worktops over and inset, stainless steel sink unit with mixer tap. Space and plumbing suitable for a washing machine. Wall-mounted, Worcester gas central heating boiler. Wall-mounted, heated, polished chrome towel rail radiator. uPVC double glazed window to the rear elevation providing views over the lovely Garden. Skylight Velux window. Panelled door to the Ground Floor WC.

Ground Floor WC fitted with a low-level WC. Wall-hung wash hand basin. Wall-mounted, heated, polished chrome towel rail radiator. Opaque, uPVC double glazed window to the side elevation.



First Floor Landing, having a spindled balustrade to the return of the staircase opening. Doors then provide access to the Three Bedrooms and Bathroom.

Bedroom One. A superb, large Double Bedroom, having two uPVC double glazed windows to the front elevation. Period cast iron fire surround to the chimney breast. Built-in wardrobes to each of the alcoves. Stripped wooden floors.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the rear elevation overlooking the Gardens. Coved ceiling.

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

The Bathroom is fitted with a suite, comprising of panelled bath with thermostatic shower over, wash hand basin and WC. Opaque, uPVC double glazed window to the side elevation. Tiled floor. Part-tiled walls. Wall-mounted, heated, polished chrome towel rail radiator.

Always a popular place to live!



Approx Gross Floor Area = 1047 Sq. Feet  
= 97.3 Sq. Metres

