



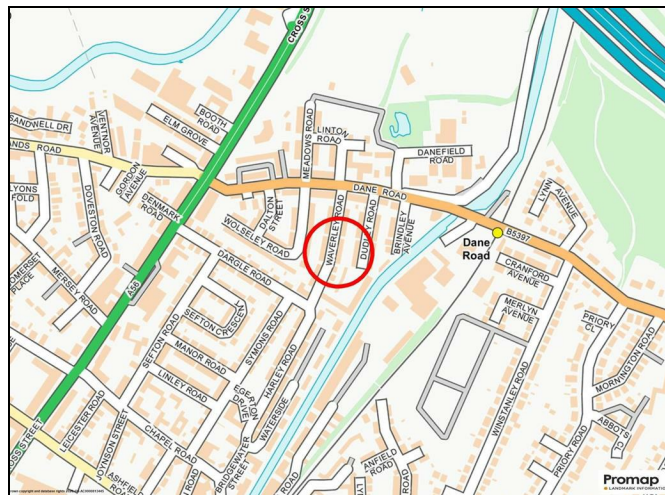
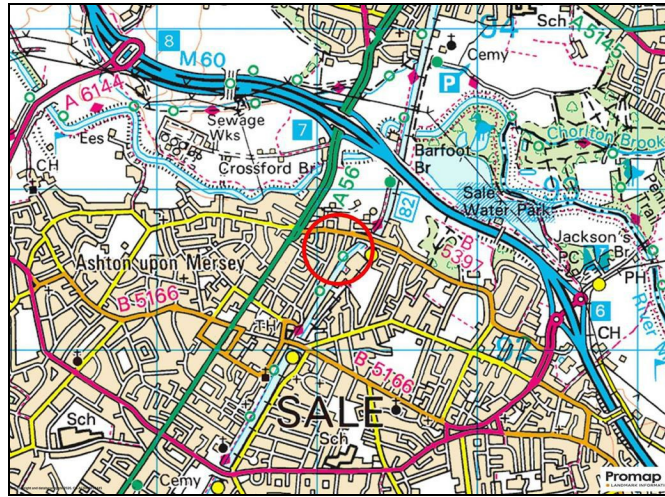
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INDEPENDENT ESTATE AGENTS

# 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	Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A				(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 <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	78	England & Wales	

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

# 33 Waverley Road Sale, M33 7EY



**A STYLISH, MUCH UPGRADED AND IMPROVED, TWO DBL BEDROOMED PERIOD TERRACE IDEALLY POSITIONED ON THIS EVER POPULAR ROAD WHICH IS IDEAL FOR METROLINK AND TOWN CENTRE. GOOD SIZED ROOMS THROUGHOUT INC USEFUL STUDY ROOM. IMMACULATE INTERIOR.**

**Hall. Lounge. Dining Room. Kitchen. Study. Two Dbl Bedrooms. Bathroom. Lovely, enclosed Courtyard Garden.**

**CONTACT SALE 0161 973 6688**

**£340,000**

# in detail



A stylish, much upgraded and improved, Two Double Bedroomed Period Terrace which enjoys good-sized rooms throughout.

Internally the property has been greatly improved with neutral re-decoration, modern Kitchen and Bathroom fittings and includes a useful ground floor study perfect as a home office.

The location is so convenient being within an easy reach of the Town Centre and the Metrolink at both Dane Road and Sale Station.

In addition to the Accommodation there is a lovely, enclosed Courtyard Garden.

An internal viewing will reveal:

Entrance Hallway, having an opaque, glazed composite front door with window above. Staircase rises to the First Floor. Coved ceiling. Stripped panelled door through to the Dining Room.

Lounge. A good-sized Reception Room, having a uPVC double glazed window to the front elevation.

Dining Room. Another good-sized Reception Room, having a uPVC double glazed window to the rear elevation. Door through to useful understairs storage cupboard and a further door opens into the Kitchen.

The Kitchen is fitted with a range of 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 extractor hood over. Space and plumbing suitable for a washing machine. Integrated Slimline dishwasher. Space for a tall fridge freezer. uPVC double glazed window to the side elevation. A uPVC double glazed door opens to outside. Glazed panelled door through to the Study.

Study. A useful addition to the property, having a uPVC double glazed window to the side elevation. Would make a perfect Home Office!

First Floor Landing, having a spindled balustrade to the return of the staircase opening. Stripped panelled doors then open to the Two Double Bedrooms and Bathroom. Large Loft access point with pull-down ladder.

The Loft provides excellent additional storage space.

Bedroom One. A superb, large Double Bedroom, having a uPVC double glazed window to the front elevation. Stripped wooden floors.

Bedroom Two. Another good Double Bedroom, having a uPVC double glazed window to the rear elevation.

A good-sized Bathroom, fitted with a suite, comprising of shaped panelled bath with thermostatic shower over and fitted glass shower screen, wash hand basin and WC. Opaque, uPVC double glazed window to the rear elevation. Inset spotlights to the ceiling. Wall-mounted, heated, polished chrome towel rail radiator. Wall-mounted, Vaillant gas central heating boiler concealed within a useful storage cupboard.

Outside the property enjoys a good sized courtyard garden mostly paved for easy maintenance.

Always such a popular place to live!



Approx Gross Floor Area = 880 Sq. Feet  
= 81.7 Sq. Metres

