



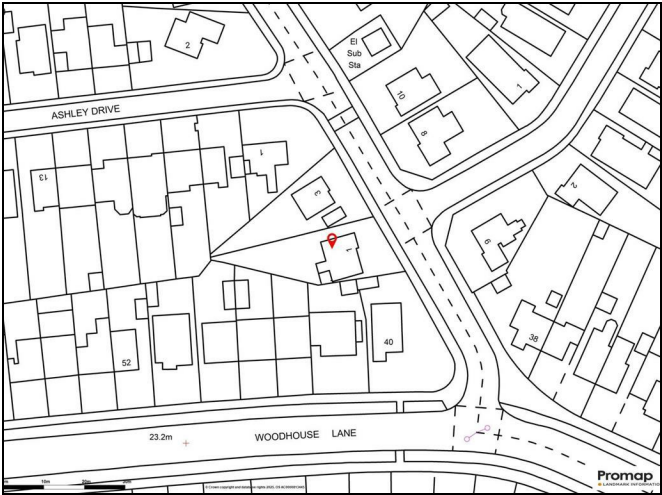
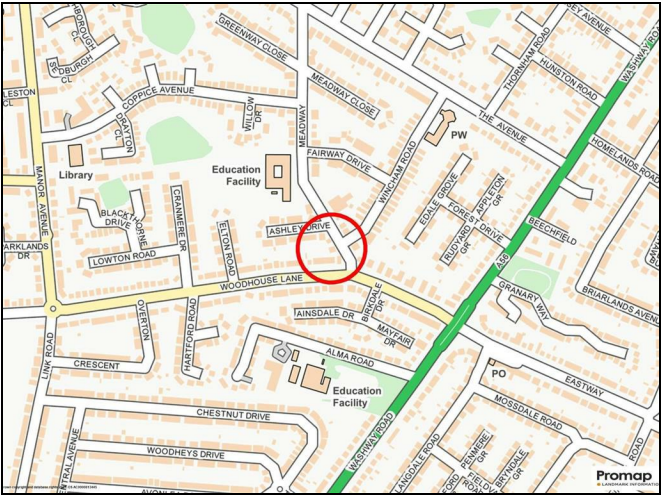
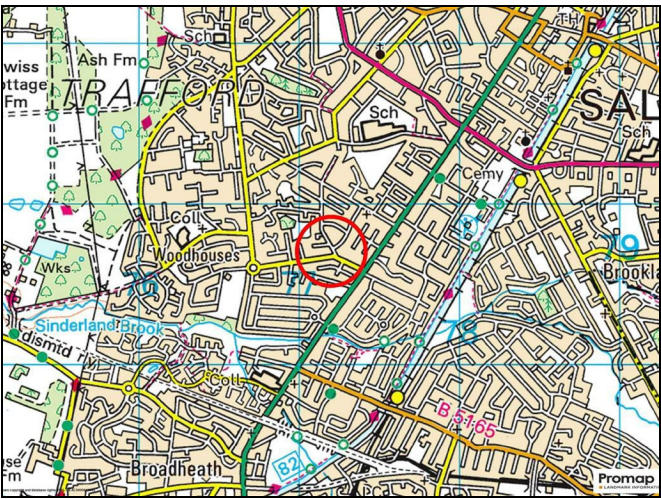
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INDEPENDENT ESTATE AGENTS

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 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

1 Meadway Sale, M33 4PG



A SUPERBLY PROPORTIONED, EXTENDED AND UPGRADED, THREE DBL BEDROOMED DETACHED WITH EXCELLENT ESTABLISHED REAR GARDEN. AMPLE PARKING. POPULAR LOCATION PERFECT FOR SCHOOLS.

Porch. Hall. WC. Sitting Room. Large Lounge. Open plan to the Kitchen and Dining Area. Utility. Three Dbl Bedrooms. Two Bath/Shower Rooms, One En suite. Fantastic gardens. COUNCIL TAX BAND - E

CONTACT SALE 0161 973 6688

Offers Over £595,000

in detail



A Superbly proportioned, upgraded and extended, Three Double Bedroomed Detached offering over 1500 sqft of accommodation.

The location is ideal, being perfectly placed for several of the local Schools and within an easy reach of Sale.

Internally the property has good sized rooms throughout and modern kitchen and bathroom fittings.

In addition to the accommodation there is ample driveway parking, and a lovely established private rear garden.

An Internal viewing will reveal:

Entrance Porch, having an opaque, glazed composite front door. Two, leaded uPVC double glazed windows to the front with a further a further uPVC double glazed leaded window to the side. Tiled floor. Contemporary, opaque glazed oak door through to the Entrance Hall.

Entrance Hall, having a staircase rising to the First Floor with useful understairs storage. Doors then provide access to the Ground Floor WC, Sitting Room and Open Plan Living and Dining Room.

Ground Floor WC fitted with a low-level WC and square, white ceramic sink unit set upon a stand. Tiled floor. Part-tiled walls.

Sitting Room. A well-proportioned Reception Room, having a uPVC double glazed bay window to the front elevation. Inset spotlights to the ceiling.

Lounge and Dining Room. Another excellent sized Reception Room, having a set of uPVC double glazed sliding patio doors opening onto the Garden. Inset spotlights to the ceiling. The Dining Area, forming part of the extension, having a vaulted ceiling with skylight Velux window; this then has uPVC double glazed French doors to the rear, plus a further set of uPVC double glazed French doors to the side, both opening out onto the Gardens. Inset spotlights to the ceiling.

The Kitchen is fitted with an extensive range of contemporary, handle less, gloss-finish base and eye-level units with granite worktops over with inset sink unit and mixer tap. Built-in, stainless steel fronted double oven with five ring gas hob and extractor hood over. Integrated microwave oven. Integrated dishwasher. Space and plumbing suitable for a large fridge freezer unit. uPVC double glazed window to the rear elevation overlooking the Gardens and an additional uPVC double glazed window to the side. Inset spotlights to the ceiling. Door through to the Utility Room.

Utility Room, having fitted base and eye-level units with worktops over and having space and plumbing suitable for a washing machine and dryer. uPVC double glazed window to the front elevation. Inset spotlights to the ceiling.

First Floor Landing, having a circular, leaded uPVC double glazed window to the side. Further leaded, uPVC double glazed window to the front elevation.



Doors then provide access to the Three Bedrooms and Family Bathroom. Loft access point. Picture rail surround.

Bedroom One. A superb, large Double Bedroom, having a uPVC double glazed window to the rear elevation providing views over the Gardens. Built-in wardrobes to the full length of one wall.

Bedroom Two. Another good Double Bedroom, having a uPVC double glazed, bay window to the front elevation. Inset spotlights the ceiling. Door through to the En Suite Shower Room.

En Suite Shower Room fitted with a suite comprising of enclosed shower cubicle with thermostatic shower and wall-hung wash hand basin. Tiled floor. Part-tiled walls. Inset spotlights to the ceiling.

Bedroom Three. Still a good-sized Bedroom, having a uPVC double glazed window to the side elevation.

The Bathroom is fitted with a suite comprising of panelled bath, separate, double-width shower enclosure with thermostatic shower, twin drawer vanity sink unit and WC. Opaque, uPVC double glazed window to the side elevation. Part-tiled walls. Wall-mounted, heated, chrome towel rail radiator.

Outside to the front there is ample parking on a block paved driveway.

To the rear there is a lovely established garden having a split level stone paved patio which leads to the main area of lawn with borders surrounding.

A superb family home!

- FREEHOLD PROPERTY
- ENERGY RATING - E
- COUNCIL TAX BAND - E

Approx Gross Floor Area = 1532 Sq. Feet
= 142.4 Sq. Metres

