



HALE OFFICE:

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CHESHIRE WA15 9SN
TEL: 0161 941 6633
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SALE OFFICE:

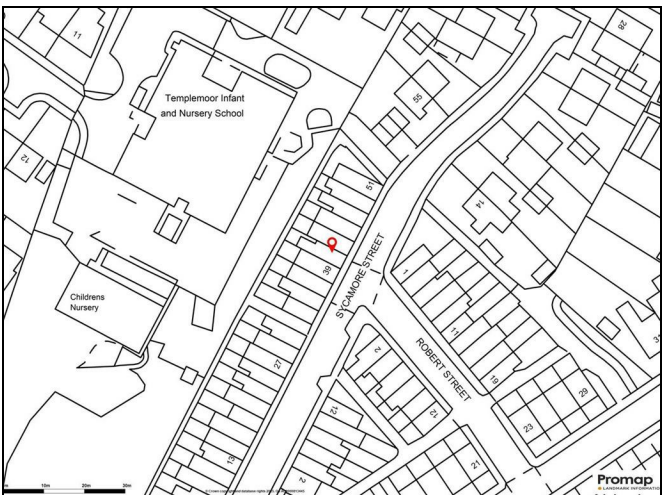
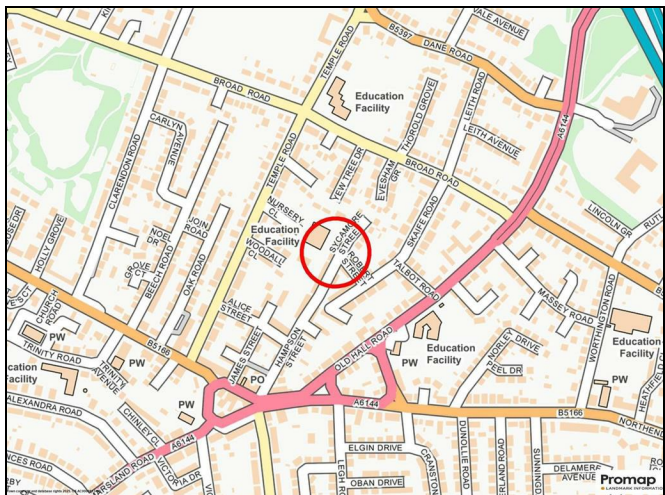
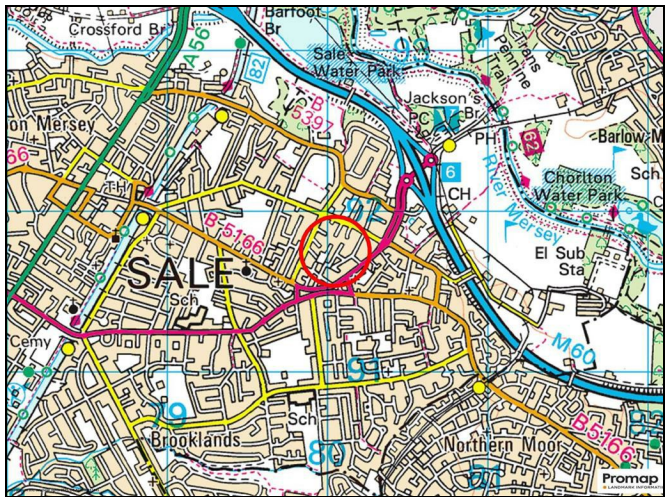
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
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INDEPENDENT ESTATE AGENTS

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 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.



INDEPENDENT ESTATE AGENTS

41 Sycamore Street Sale, M33 2HD



****NO CHAIN** A WELL PROPORTIONED TWO BEDROOMED EXTENDED PERIOD TERRACE IDEALLY POSITIONED WITHIN A SHORT DISTANCE TO SALE MOOR VILLAGE. PRIVATE REAR COURTYARD GARDEN.**

Lounge. Dining Room. Kitchen. Two Bedrooms. Bathroom. Lovely rear Courtyard Garden. NO CHAIN!

CONTACT SALE 0161 973 6688

£275,000

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in detail



A well proportioned Two Bedroomed, Extended Period Terrace property which offers good-sized rooms throughout.

There is neutral re-decoration throughout and benefits from a Ground Floor Extension creating a larger Open Dining Room and Kitchen.

The property is ideally positioned, within a moments walk of all the shops within the Village and is within an easy reach of Sale Town Centre.

In addition the property enjoys a private courtyard garden to the rear.

An internal viewing will reveal:

Lounge, having an opaque, uPVC double glazed front door with window above. There is a further uPVC double glazed window to the front elevation. Opening into the Dining Room.

Dining Room. Another good-sized Reception Room, having a uPVC double glazed window to the rear elevation. Part hollowed-out chimney breast feature. Staircase rising to the First Floor. Opening to the Kitchen.

Kitchen, fitted with a range of modern base and eye-level units with chrome 'T' bar handles with worktops over and inset stainless steel sink unit with mixer tap. Ample space for a range of freestanding appliances. Wall-mounted, 'Vaillant', gas central heating boiler concealed within one of the cupboards. uPVC double glazed window to the rear elevation and an opaque, uPVC double glazed door opens to outside.

First Floor Landing. An 'L' shaped Landing, having doors providing access to the Two Bedrooms and Bathroom. A further door opens to a large storage cupboard above the stairs. Loft access point.

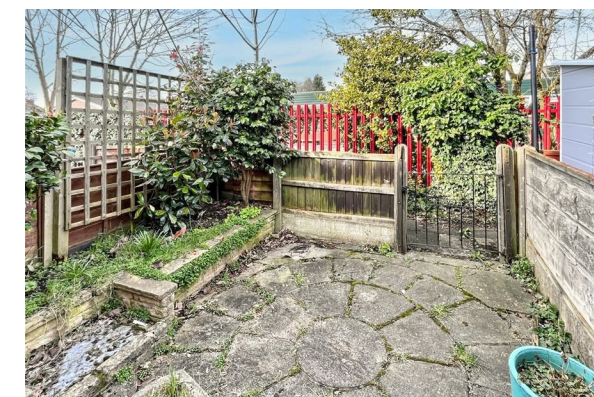
Bedroom One. A good sized Double Bedroom, having a uPVC double glazed window to the front elevation. Built-in wardrobes with over the bed storage.

Bedroom Two. Another good-sized Bedroom, having a uPVC double glazed window to the rear elevation. Built-in wardrobes.

The Shower Room is fitted with a suite, comprising of: enclosed shower cubicle with electric shower, WC, vanity sink unit. Wall-mounted, heated, polished chrome towel rail radiator. Opaque, uPVC double glazed window to the rear elevation. Tiled walls.

Outside to the rear the property enjoys a lovely enclosed courtyard garden which feels quite private as there are no houses behind.

Consistently popular houses!



Approx Gross Floor Area = 719 Sq. Feet
= 66.9 Sq. Metres

