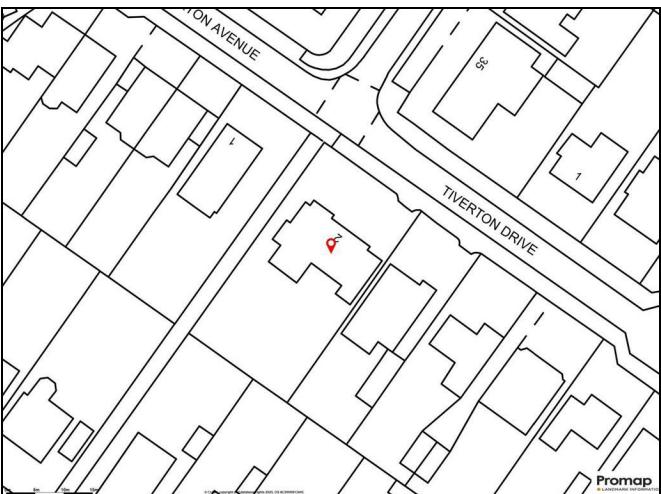
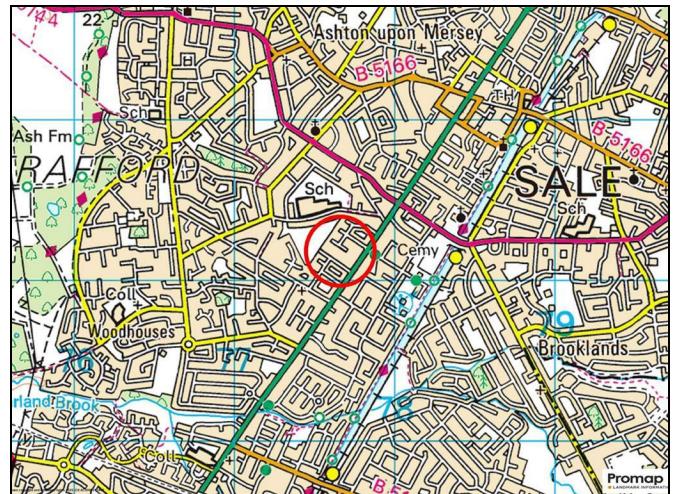


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**INDEPENDENT ESTATE AGENTS****location****energy efficiency**

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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current		Potential
Very energy efficient - lower running costs (91 plus)	A	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-54)	D	(55-54)	D
(31-38)	E	(31-38)	E
(1-20)	F	(1-20)	F
Not energy efficient - higher running costs (1-20)	G	Not environmentally friendly - higher CO <sub>2</sub> emissions (1-20)	G

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 that 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.

[www.watersons.net](http://www.watersons.net)**INDEPENDENT ESTATE AGENTS**

**2 Tiverton Drive**  
**Sale, M33 4RJ**



**A WONDERFUL, COMPREHENSIVELY UPGRADED AND EXTENDED, LARGE DETACHED BUNGALOW WHICH ENJOYS AN IMPRESSIVE ESTABLISHED 0.164 ACRE GARDEN PLOT. IDEAL CUL DE SAC LOCATION. AMPLE PARKING. 28' GARAGE. OVER 1800 SQFT OF ACCOMMODATION.**

**Porch. Hallway. WC. Spacious Lounge. Extended Dining Room. Kitchen. Utility. Two Double bedrooms. Bathroom. Converted Loft room. Ample Parking. Impressive Gardens.**

**CONTACT SALE 0161 973 6888**

**£750,000**[www.watersons.net](http://www.watersons.net)



A Wonderful, comprehensively upgraded and extended, Large Detached Bungalow with a fabulous amount of accommodation extending to over 1800 sqft.

The property is ideally situated on this delightful cul de sac where properties rarely come for sale, being perfectly placed for the Town Centre, Metrolink and several of the Schools.

Externally, there is ample Parking to the front, a 28' Garage and an impressive established private 0.164 acre garden plot.

An internal viewing will reveal:

Entrance Porch. Having a uPVC double glazed front door with windows flanking both sides. Step up to a further opaque uPVC double glazed inner door to the Entrance Hallway.

Entrance Hall. Having panelled doors providing access to the Ground Floor WC/Cloaks, Lounge, Dining Room, Two Bedrooms and Bathroom. A further spindled staircase rises to the converted loft room. Coved ceiling. Inset spotlights.



Lounge. A fabulous large reception room having a uPVC double glazed square bay window to the front elevation. Wide Inglenook feature with windows to both sides and cast iron wood burning stove. Inset spotlights to the ceiling.

Dining Room. A superb large extended combined Dining Room and Sitting Room space having a set of uPVC double glazed sliding patio doors opening out onto the Rear Garden. Additional uPVC double glazed window to the side. Inset spotlights. Plate rail surround within the dining area. Panelled door through to the Kitchen.

Kitchen. Fitted with a range of contemporary white gloss finish handleless base and eye level units with worktops over and inset one and a half bowl stainless steel sink unit with mixer tap and waste disposal unit. Built in NEFF stainless steel fronted double oven with four ring gas hob and oversized stainless extractor hood over. Integrated fridge. Integrated dishwasher. Inset spotlights to the ceiling. uPVC double glazed window to the side and rear elevation. Door through to the Utility Room.

Utility Room. Having fitted worktops with space underneath suitable for a washing machine and dryer. Ample space for a range of freestanding appliances. Wall mounted gas central heating boiler. Tiled floor. Opaque uPVC double glazed door opening to outside.

Ground Floor WC/Cloaks. Having a uPVC double glazed window to the front elevation. Wall hung wash hand basin. Low level WC.

Bedroom One. An excellent sized double bedroom having a uPVC double glazed window to the front elevation. Built in contemporary designed wardrobes to one wall with sliding doors.



Bedroom Two. Another good double bedroom having a uPVC double glazed window to the rear elevation providing views over the Gardens. Full height wardrobes to one wall with sliding doors.

Bathroom. Fitted with a white suite with chrome fittings comprising of deep double ended panelled bath with central chrome mixer tap and shower mixer attachment. Wall hung enclosed system WC. Bidet. Wall hung wash hand basin. Large enclosed shower cubicle. Polished chrome towel rail radiator. Two uPVC double glazed window to the rear elevation. Tiled floor with underfloor heating. Tiled walls. Inset spotlights to the ceiling.

Converted Loft Room. Perfect as a home office having three skylight velux windows to the rear elevation. Door opens to access into the loft space which is perfect for storage.

Outside the property enjoys a fantastic plot, having a large driveway to the front and a 28' attached Tandem Garage.

To the rear there is a good sized private lawned garden which is ideally south westerly facing!

An impressive large bungalow in a superb location.

Approx Gross Floor Area = 1809 Sq. Feet  
= 168.1 Sq. Metres

