



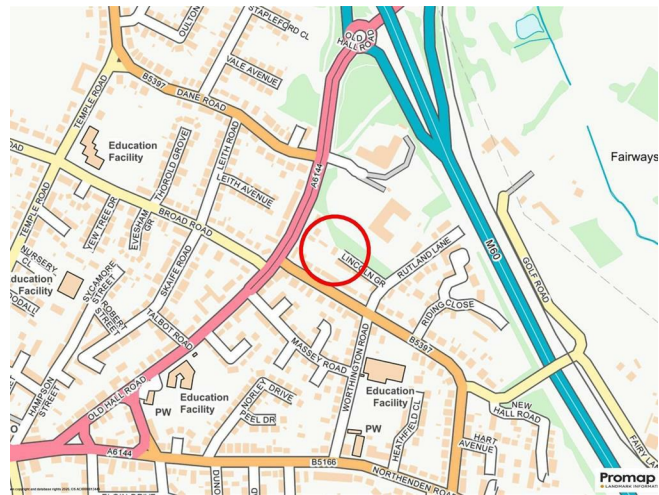
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INDEPENDENT ESTATE AGENTS

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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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

17 Lincoln Grove , Sale, M33 2JG



****NO CHAIN**** A WELL PROPORTIONED, EXTENDED, THREE BEDROOMED SEMI DETACHED WHICH ENJOYS A FABULOUS LARGE 0.124 ACRE GARDEN PLOT. SOME GENERAL UPDATING REQUIRED. IDEAL CUL DE SAC LOCATION. PERFECT FOR SCHOOLS AND METROLINK

HALL. LOUNGE. DINING ROOM. BREAKFAST KITCHEN.THREE BEDROOMS. BATHROOM. FABULOUS LANDSCAPED GARDENS. DRIVEWAY PARKING.

CONTACT SALE 0161 973 6688

£365,000

in detail



A well proportioned, extended, Three Bedroomed Semi-Detached property which offers great potential.

One of the main features with this property is the fabulous large 0.124 acre established garden plot.

The location is ideal, positioned at the end of a cul de sac ideal for several of the Local Schools including Worthington Primary which is just around the corner. In addition there is the Metrolink at Sale Water Park and easy access to the M60 which are close by.

An internal viewing will reveal:

Entrance Hall, having staircase rising to the First Floor. Doors then open to the Lounge and Kitchen.

Lounge. A well-proportioned Reception Room, having a uPVC double glazed window to the front elevation. Glazed sliding doors through to the Dining Room.

Dining Room. Another good-sized Reception Room, having a set of uPVC double glazed sliding patio doors to the gardens. Door to the Kitchen.

Breakfast Kitchen, a good sized extended room with space for a table. The kitchen is fitted with a range of base and eye-level units with worktops over and inset, stainless steel sink unit with mixer tap. Built in oven and hob. Ample space for a range of freestanding appliances. Two uPVC double glazed windows to the rear elevation providing views over the Gardens. Opaque, uPVC double glazed door opens to outside.

First Floor Landing, having an opaque, uPVC double glazed window to the Half Landing. Doors then provide access to the Three Bedrooms, Bathroom and Separate WC.

Bedroom One. An excellent-sized Double Bedroom, having a uPVC double glazed window to the front elevation.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the rear elevation providing views over the Garden.

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

Bathroom, fitted with a suite comprising of: pannelled bath with electric shower over. Vanity sink unit. Wall mounted heated chrome towel rail radiator. Built in cupboard housing the gas central heating boiler. Opaque, uPVC double glazed window to the side elevation.

Outside there is driveway parking to the front. There is then a gate at the side leading to the gardens.

The rear garden is amazing, extending to around 0.124 of an acre, offering a huge lawn with established borders surrounding.

What a garden!



Approx Gross Floor Area = 989 Sq. Feet
= 91.9 Sq. Metres

