



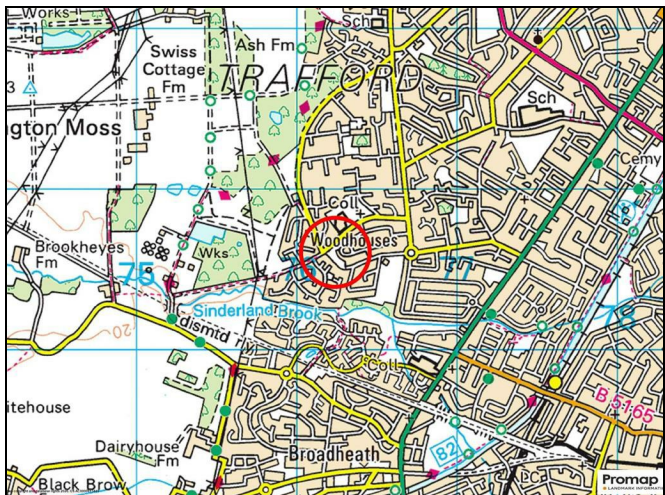
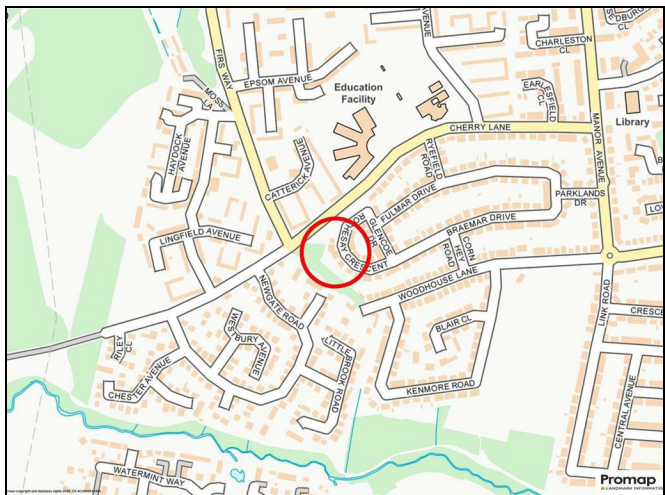
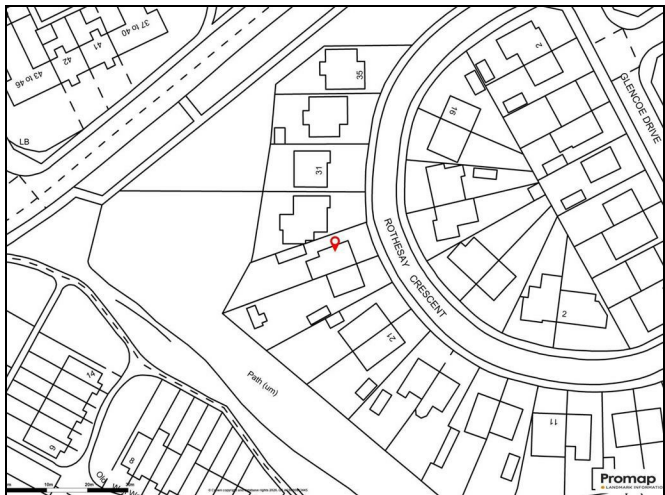
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INDEPENDENT ESTATE AGENTS

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.



INDEPENDENT ESTATE AGENTS

27 Rothesay Crescent Sale, M33 4NL



AN IMPRESSIVE, COMPREHENSIVELY EXTENDED AND UPGRADED, THREE BEDROOMED SEMI DETACHED WHICH ENJOYS AN EXCELLENT SIZED PRIVATE ESTABLISHED REAR GARDEN. POPULAR NEIGHBOURHOOD CLOSE TO SEVERAL SCHOOLS.

Hall. Lounge. Dining Room - open to the Kitchen. GF Shower Room. Playroom/Study. Three Bedrooms. Bathroom. Great Gardens. Ample Driveway Parking. Large Garage.

CONTACT SALE 0161 973 6688

£445,000

in detail



A fabulous, comprehensively extended and upgraded, Three Bedroomed Semi-Detached which offers good sized rooms throughout.

The location is always popular, being within the catchment area of several sought-after schools.

Internally, there is neutral redecoration and contemporary Kitchen and Bathroom fittings.

In addition to the Accommodation, there is ample Driveway Parking and an excellent sized established rear Garden.

An internal viewing will reveal:

Entrance Hall, having a contemporary composite front door. Spindle staircase rises to the First Floor with useful understairs storage. Opening to the Lounge and a further door provides access to the Playroom/Study.

Playroom/Study, having a uPVC double glazed window to the side elevation.

Lounge. A well-proportioned Reception Room, having a wide-angled, uPVC double glazed bay window to the front elevation. Attractive fireplace feature to the chimney breast. Coved ceiling. glazed double doors open to the Dining Room.

Dining Room. Another good sized room, open plan to the Kitchen.

The Kitchen is fitted with a range of contemporary, white gloss-finish, handleless base and eye-level units with worktops over and inset sink unit with 'Spray' mixer tap. Built-in double oven with four ring gas hob and stainless steel and glass extractor hood over. Ample space for a tall fridge freezer unit. Integrated dishwasher. Space and plumbing suitable for a washing machine. Wall-mounted, Worcester gas ventral heating boiler concealed within one of the cupboards. Vaulted ceiling with large, skylight Velux window. uPVC double glazed window to the rear elevation overlooking the Gardens. uPVC double glazed door opens to outside. Door provides access to the Ground Floor Shower Room.

The Shower Room is fitted with a suite, comprising of enclosed shower cubicle with electric shower, vanity sink unit and WC. Vaulted ceiling with skylight Velux window. Opaque, uPVC double glazed window to the rear elevation.

First Floor Landing, having an opaque, uPVC double glazed window to the Half Landing. Spindle balustrade to the return of the staircase opening. Doors then provide access to the Three Bedrooms and Bathroom. Loft access point.

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

Bedroom Two. Another good-size Double Bedroom, having a uPVC double glazed



window to the rear elevation overlooking the Gardens.

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

Bathroom, fitted with a suite, comprising of double-ended panelled bath with central chrome mixer taps, separate enclosed shower cubicle with electric shower, WC and vanity sink unit. Opaque, uPVC double glazed window to the side elevation. Wall-mounted, heated towel rail radiator.

Outside there is a driveway providing ample parking; this then leads down the side to the large Detached Garage.

To the rear the property enjoys an excellent sized Garden that is extremely private and not overlooked. There is a raised patio area with steps down to the main Garden with established borders surrounding.

An impressive Family Home with lots of space!

- Freehold Property
- Council Tax Band - D

Approx Gross Floor Area = 1045 Sq. Feet
= 97.2 Sq. Metres

