



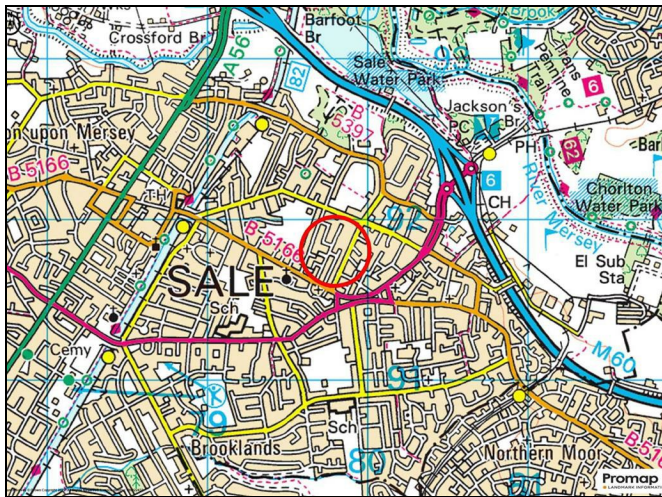
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INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, continue out of the one way system on School Road and then take a sharp right onto Sibson Road. Continue to follow the road round to the left onto Springfield Road and at the traffic lights turn right back onto School Road which quickly becomes Northenden Road. After a short distance, turn right onto Beech Road and the property will be found on the right hand side.



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			84
(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.

www.watersons.net



INDEPENDENT ESTATE AGENTS

50 Beech Road Sale, Greater Manchester, M33 2FA



BEST AND FINAL OFFERS MONDAY 3RD FEBRUARY AT 5PM

NO CHAINA GOOD SIZED THREE BEDROOMED SEMI DETACHED WHICH ENJOYS A FABULOUS CORNER GARDEN PLOT. GREAT SCOPE TO UPGRADED AND EXTEND. IDEAL LOCATION FOR VILLAGE/SCHOOLS. DRIVEWAY + GARAGE.

Hall. Lounge. Dining Room. Kitchen. Three Bedrooms. Bathroom. Driveway. Superb Gardens. Det Garage + Driveway to the rear. NO CHAIN!

CONTACT SALE 0161 973 6688

BEST AND FINAL OFFERS MONDAY 3RD FEBRUARY AT 5PM

£345,000

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BEST AND FINAL OFFERS MONDAY 3RD FEBRUARY AT 5PM

The property offers great scope to upgrade further and potential to extend subject to any consents.

In addition to the Accommodation, there is Driveway Parking and a Detached Garage in addition to the established Gardens.

An internal viewing will reveal:

Entrance Porch having a uPVC double glazed front door. There is a further door to leading to the Entrance Hallway.

Entrance Hallway having a staircase rising to the First Floor. Doors then open to the Lounge, Dining Room and Kitchen.

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.

Dining Room. Another good-sized Reception Room having a uPVC double glazed window to the rear elevation overlooking the Gardens.

The Kitchen is fitted with a range of base and eye-level units with worktops over and inset, stainless steel sink unit and mixer tap. Ample space for a range of freestanding appliances. uPVC double glazed window to the rear elevation overlooking the Gardens. A further door opens to the side leading to the Porch.

First Floor Landing having doors providing access to the Three Bedrooms and Bathroom.

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

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

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

The Bathroom is fitted with a white suite with chrome fittings, comprising of: panelled bath, low-level WC, pedestal wash hand basin. Opaque, uPVC double glazed window to the side and rear elevation inset spotlights to the



ceiling. Built-in storage cupboard.

Outside, the property enjoys a lovely corner position with established lawned Gardens to three sides. The side of the property offers excellent scope (subject to any planning permissions) for a potential extension.

There is a Driveway and Detached Garage to the back of the property approached off the side road-join road.

A superb opportunity!

BEST AND FINAL OFFERS MONDAY 3RD FEBRUARY AT 5PM



Approx Gross Floor Area = 870 Sq. Feet
= 80.65 Sq. Metres

