



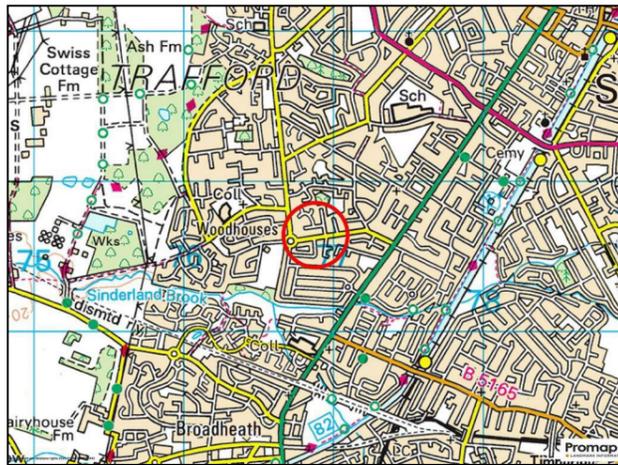
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INDEPENDENT ESTATE AGENTS

# 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	Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
			64		71

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

# 96 Woodhouse Lane Sale, M33 4LH



**\*\*NO CHAIN\*\* AN IMPRESSIVE, EXTENDED, FOUR BEDROOMED DETACHED WHICH OFFERS IDEAL FAMILY ACCOMMODATION. LOVELY ESTABLISHED GARDENS. IDEAL LOCATION FOR SCHOOLS. AMPLE PARKING AND GARAGE.**

**Hall. Dining Room. Superb Extended 23' Lounge. WC. Kitchen. Four Bedrooms. Bathroom. Driveway Parking. Integral Garage Superb Gardens.**

**CONTACT SALE 0161 973 6688**

**Offers In The Excess Of £599,950**



An impressive, extended, Four Bedroomed Detached which offers excellent family accommodation.

The location is ideal on this ever popular road, close to several of the popular Schools and within an easy reach of the Town Centre/Metrolink.

In addition to the accommodation there is ample Driveway Parking, Integral Garage and a lovely established rear garden.

An internal viewing will reveal:

Entrance Porch, having an opaque, uPVC double glazed front door with windows flanking both sides. A further opaque glazed inner door through to the Entrance Hallway.

Entrance Hall, having a staircase rising to the First Floor. Doors then provide access to the Lounge, Dining Room, Breakfast Kitchen and useful understairs storage cupboard.

Lounge. A superb, large extended Reception Room, having a set of uPVC double glazed sliding patio doors opening out onto the rear Garden. Opaque, uPVC double glazed window to the side elevation. Raised, inset fireplace feature to one wall. Door provides access to the Ground Floor WC.

Ground Floor WC fitted with a low-level WC and wash hand basin. Two, opaque, uPVC double glazed windows to the side elevation.

Dining Room. Another good-sized room, having a uPVC double glazed, angle bay window to the front elevation. Additional, opaque, uPVC double glazed window to the side elevation.

The Kitchen is fitted with a range of modern base and eye-level units with chrome 'T' bar handles and worktops over with inset twin sink unit with mixer tap. Ample space for a range of freestanding appliances. Built-in double oven with four ring gas hob and stainless steel extractor hood over. uPVC double glazed window to the rear elevation overlooking the Gardens. Inset spotlights to the ceiling. Door provides access to the Side Porch.

Side Porch, having an opaque, uPVC double glazed door providing access to outside and a door through to the Integral Garage.

Integral Garage, having double doors to the front. Opaque, uPVC double glazed window to the side elevation.

First Floor Landing, having doors providing access to the Four Bedrooms, Family Bathroom and additional WC. Loft access point.

Bedroom One. A well-proportioned Double Bedroom, having a uPVC double glazed, angled bay window to the front elevation. Additional, opaque, uPVC double glazed window to the side elevation.



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

Bedroom Three, having a uPVC double glazed window to the rear elevation overlooking the Gardens.

Bedroom Four, having a uPVC double glazed window to the front elevation. Sliding doors provide access to useful storage space within the eaves.

The Family Bathroom is fitted with a white suite with chrome fittings, comprising of panelled bath, separate shower enclosure with thermostatic shower, wash hand basin and WC. Opaque, uPVC double glazed window to the side elevation.

Additional WC fitted with a low-level WC and wall-hung wash hand basin. Opaque, uPVC double glazed window to the rear elevation.

Outside to the front, the property is approached via a paved driveway providing ample off street parking; this then leads to the Garage and access down the side leading to the rear Garden.

To the rear, the property enjoys a lovely, enclosed Garden, having a paved patio area leading onto the main area of lawn with well-established borders surrounding. There is an external storage cupboard which also houses the gas central heating boiler.

A superb family home offered for sale with no chain!

