



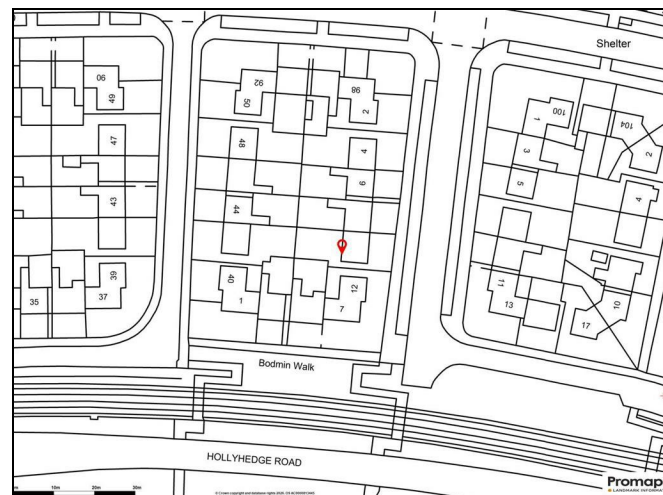
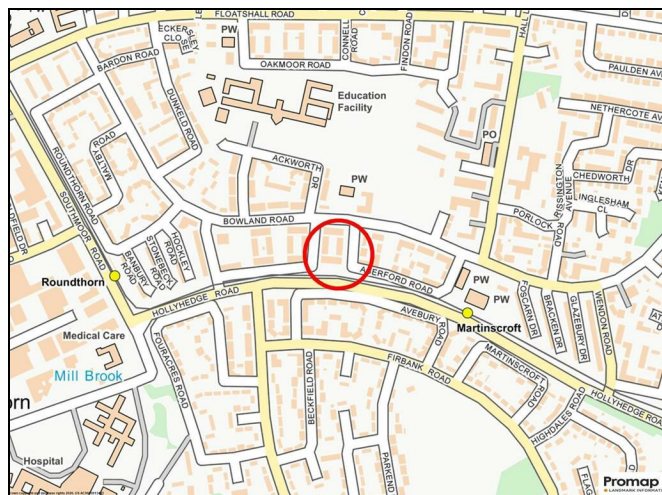
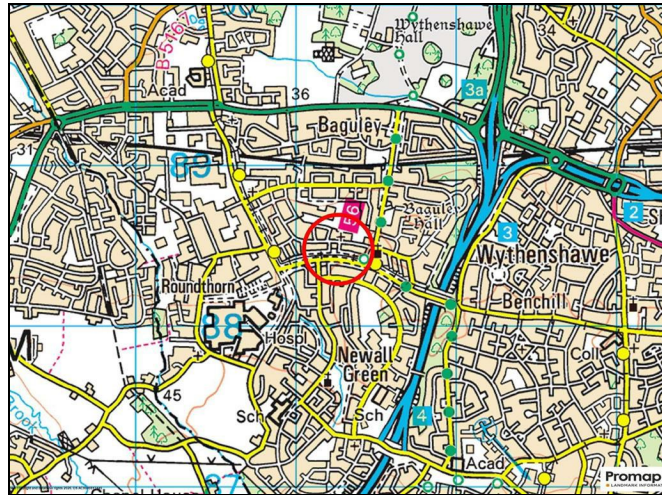
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INDEPENDENT ESTATE AGENTS

# 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	85	England & Wales	
			68		

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.



WATERSONS

INDEPENDENT ESTATE AGENTS

# 10 Aberford Road Manchester, M23 1JY



**\*\*NO CHAIN\*\* AN IMPRESSIVE THREE BEDROOMED FAMILY HOME WHICH HAS BEEN COMPREHENSIVELY REFURBISHED THROUGHOUT. BRAND NEW INTERIOR. STYLISH CONTEMPORARY KITCHEN AND BATHROOM FITTINGS. NEW ROOF. PERFECT FOR THE METROLINK.**

**Hall. Lounge. Dining Kitchen with French doors. Utility. Three Bedrooms. Shower room. Established rear garden.**

**CONTACT SALE 0161 973 6688**

**£265,000**

# in detail



A fabulous Three Bedroomed Family home which has undergone a full programme of renovation.

The location is very convenient, ideal for the Metrolink which is literally down the road and several of the local Schools.

The property has been comprehensively upgraded which includes- new roof, brand new Contemporary Kitchen and Bathroom fittings, replastering and re-decoration and replacement floor coverings.

In addition to the Accommodation there is a good sized established rear garden.

An internal viewing will reveal:

**Entrance Hall.** Having a uPVC double glazed front door with uPVC double glazed window to the side elevation. Spindle staircase rises to the First Floor. Door through to the Lounge and an opening into the Kitchen.

**Lounge.** A well proportioned reception room having a uPVC double glazed window to the front elevation. Raised inset contemporary electric remote control fire. Large opening into the Breakfast Kitchen.

**Breakfast Kitchen.** Refitted with a contemporary base and eye level units with worktops over and inset one and a half bowl stainless steel sink unit with mixer tap. Built in stainless steel with four ring ceramic hob. Integrated dishwasher. uPVC double glazed window to the rear elevation overlooking the Gardens and a set of uPVC double glazed sliding patio doors open to the rear. Polished tiled floor. Inset spotlights to the ceiling. Door provides access to the Utility Room.

**Utility Room.** Fitted with base units with worktops over and inset stainless steel sink unit. Continuation of the polished tiled floor. Wall mounted Baxi central heating boiler. uPVC double glazed window to the side elevation and an opaque uPVC double glazed door opens to outside.

**First Floor Landing.** Having a opaque uPVC double glazed window to the side elevation. Doors then provide access to the Three Bedrooms and Shower Room. Large loft access point.

**Bedroom One.** An excellent sized double room having a uPVC double glazed window to the front elevation.

**Bedroom Two.** Another good double room having a uPVC double glazed



window to the rear elevation providing views over the Garden. Built in storage cupboard.

**Bedroom Three.** Having a uPVC double glazed window to the front elevation. Built in cupboard above the stairwell.

**Shower Room.** A stylish shower room refitted with a contemporary suite comprising of enclosed shower cubicle with thermostatic shower. Twin drawer vanity sink unit.

**Low level WC.** Polished tiled floor. Polished tiled walls. Two opaque uPVC double glazed windows to the rear elevation. Inset spotlights to the ceiling.

Outside there is a good sized lawned rear garden.

- FREEHOLD PROPERTY
- COUNCIL TAX BAND - A



Approx Gross Floor Area = 914 Sq. Feet  
= 84.9 Sq. Metres

