



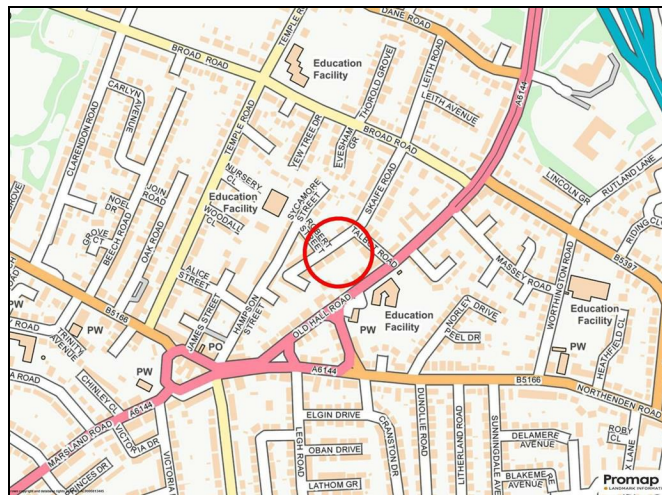
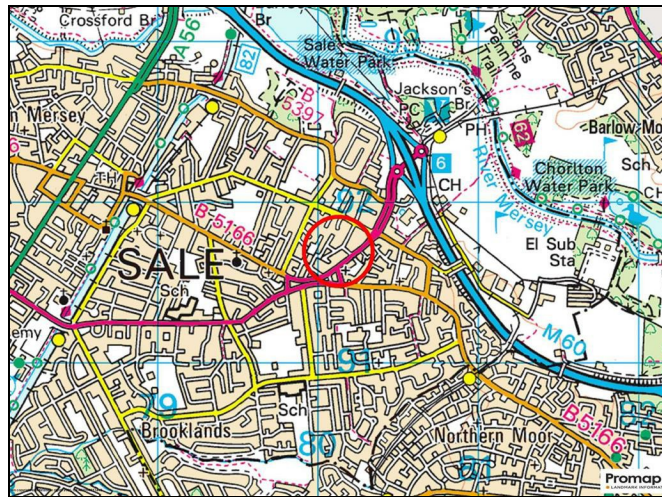
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INDEPENDENT ESTATE AGENTS

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

30 Skaife Road Sale, M33 2FZ



****NO CHAIN**A SUPERBLY PROPORTIONED, COMPREHENSIVELY EXTENDED, TWO BEDROOMED PERIOD TERRACE WHICH OFFERS FANTASTIC ACCOMMODATION OVER FOUR FLOORS INC USEFUL CELLAR AND CONVERTED LOFT ASWELL AS A SINGLE STORY REAR EXTENSION. LOVELY REAR GARDEN. IDEAL FOR SALE MOOR VILLAGE/SCHOOLS.**

Hall. Lounge. Sitting Room. Dining Room. Kitchen. WC. Cellars. Two Bedrooms. Bathroom. Converted Loft Room. Lovely established gardens. NO CHAIN. Energy Rating: D

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£440,000

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in detail



A superbly proportioned, comprehensively extended, Two Double Bedroomed Period Terrace which offers fantastic accommodation over four floors.

The property offers excellent-sized rooms throughout, over 1300 sqft including a useful cellar, ground floor rear extension and a converted loft.

The location is ideal being within an easy reach of Sale Moor Village and several of the Local Schools including Worthington, Holy Family and Templemoor.

Being within this location is also ideal for the popular open space of Worthington Park and access to Sale Water Park including the Metrolink stop there and the Motorway network.

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

An internal viewing will reveal:

Entrance Porch, having an opaque, glazed double door to the front. Tiled floor. Step-up to an opaque, glazed, stripped panelled inner door through to the Entrance Hallway.

Entrance Hall, having a staircase rising to the First Floor. Panelled doors then open to the Lounge and Sitting Room.

Lounge. A well-proportioned Reception Room, having a wide-angled, three section bay window to the front elevation. Attractive fireplace feature to the chimney breast. Coved ceiling. Picture rail surround.

Sitting Room. Another good-sized Reception Room, having an opening into the Dining Kitchen. Stripped panelled door through to the Kitchen. Coved ceiling. Picture rail surround.

A fabulous, large extended Dining Kitchen. The Kitchen itself is fitted with a range of 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 fronted electric oven with four ring gas hob and extractor hood over. Ample space for additional freestanding appliances. Raised section of worktop which doubles-up as a Breakfast Bar. Door with access down to the Cellars. Dining Area, having a vaulted ceiling with two skylight Velux windows and a set of uPVC double glazed French doors opening out onto the rear Garden. Additional uPVC double glazed window to the rear. Wood flooring. Folding doors open to the Ground Floor WC.

Ground Floor WC fitted with a low-level WC and wash hand basin. Vaulted ceiling with skylight Velux window.

First Floor Landing, having a spindled balustrade to the return of the staircase

opening. A further spindled staircase rises to the Second Floor.

Doors provide access to Two of the Double Bedrooms and Bathroom.

Bedroom One. A superb, large Double Bedroom, having two, uPVC double glazed windows to the rear elevation.

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

The Bathroom is fitted with a suite, comprising o panelled bath with electric shower over, wash hand basin and WC. Opaque, uPVC double glazed window to the rear elevation. Cupboard housing the hot water tank.

Second Floor Landing, having door through to the Converted Loft Room.

Loft Room. . A superb loft conversion which has two Velux windows to the rear elevation.

Outside there is a good sized established broadly south easterly facing rear garden.

So much space of offer and no onward chain!



Total Gross Area
1389.1 sq Ft
(129.1 sq m)

