



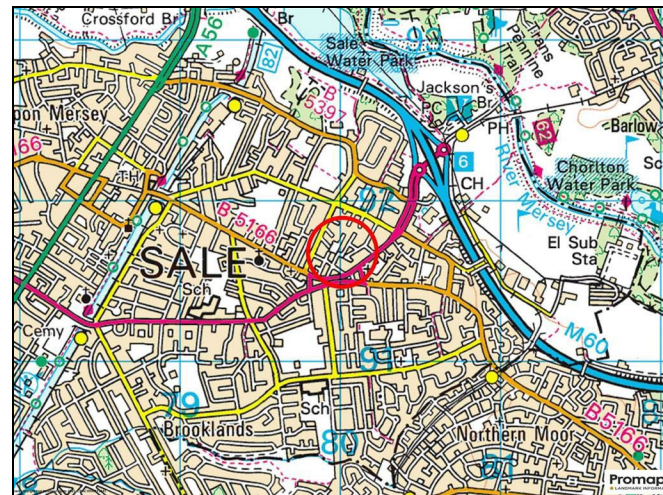
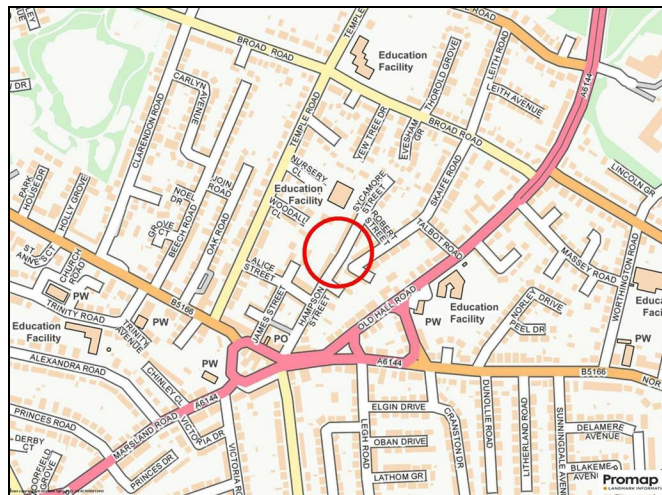
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INDEPENDENT ESTATE AGENTS

# 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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 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.

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INDEPENDENT ESTATE AGENTS

# 1 Sycamore Street Sale, M33 2HD



**A STYLISH, MUCH UPGRADED AND IMPROVED, TWO BEDROOMED PERIOD END TERRACE IDEALLY POSITIONED CLOSE TO THE VILLAGE. EXTENSIVE NEUTRAL RE DECORATION AND REPLASTERING. MODERN KITCHEN AND SHOWER ROOM.**

**Dining Room. Lounge. Kitchen. Two Bedrooms. Contemporary design Shower Room. Useful Converted Loft space. Enclosed Private Courtyard.**

**CONTACT SALE 0161 973 6688**

**Offers Over £300,000**

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A stylish, much upgraded and improved, Two Bedroomed, Period End Terrace which offers good-sized rooms throughout.

There is an immaculate interior with neutral re-decoration and re-plastering, modern Kitchen and Shower Room fittings and uPVC double glazing.

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

In addition to the Accommodation, there is a lovely, enclosed Private rear Courtyard.

An internal viewing will reveal:

Dining Room having a uPVC double glazed front door with uPVC double glazed window. Attractive, period-style fire surround to the chimney breast. Coved ceiling. Door through to the Inner Hallway.

Inner Hallway having a staircase rising to the First Floor. Door through to the Lounge.

Lounge. A well-proportioned Reception Room having a uPVC double glazed window to the rear elevation. Additional, high-level, uPVC double glazed window to the side elevation. Door opens to a useful, understairs storage space. Door through to the Kitchen.

The Kitchen is fitted with a range of modern base and eye-level units with chrome handles and worktops over with inset, stainless steel sink unit and mixer tap. Built-in, electric oven with four ring ceramic hob and stainless steel extractor hood over. Ample space for a range of freestanding appliances. uPVC double glazed window to the rear elevation. Opaque, uPVC double glazed door opens to the side. Inset spotlights to the ceiling. Tiled floor.

First Floor Landing having doors opening to the Two Bedrooms and Shower Room.

Bedroom One. An excellent-sized Double Bedroom having a uPVC double glazed window to the front elevation with attractive plantation shutters. Coved ceiling. Fixed staircase providing access to the useful Loft Space.

Loft Space, having a Velux window to the rear. Useful storage space within the eaves. Wall-mounted, gas central heating boiler.

Bedroom Two having a uPVC double glazed window to the side elevation.



Double doors open to a useful storage cupboard.

The Shower Room is fitted with a suite comprising of: enclosed shower cubicle with thermostatic shower, low-level WC, pedestal wash hand basin. Contemporary-design, vertical, wall-mounted radiator. Tiled floor. Part-tiled walls. Opaque, uPVC double glazed window to the rear elevation. Inset spotlights to the ceiling. Useful, built-in storage cupboard.

To the rear, the property has a walled Courtyard which feels very Private as there are no houses directly behind.

A superb example of its type!

FREEHOLD  
COUNCIL TAX BAND- B



Approx Gross Floor Area = 830 Sq. Feet  
= 76.94 Sq. Metres

