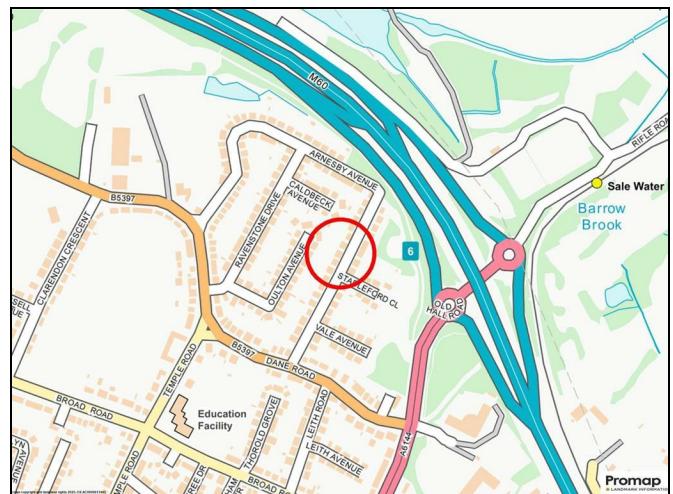


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**INDEPENDENT ESTATE AGENTS****location****energy efficiency**

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (91 plus)	A		Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B		(81-91)	B	
(69-80)	C		(69-80)	C	
(55-68)	D		(55-68)	D	
(38-54)	E		(38-54)	E	
(21-38)	F		(21-38)	F	
(1-20)	G		(1-20)	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO 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 that 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**

100 Arnesby Avenue

Sale, M33 2NE



A SUPERBLY PROPORTIONED THREE BEDROOMED SEMI DETACHED LOCATED ON THIS POPULAR ROAD CLOSE TO SEVERAL OF THE SCHOOLS + SALE MOOR VILLAGE. LOVELY ESTABLISHED REAR GARDEN.

Porch. Hall. Lounge. Dining Room. Kitchen. Three Bedrooms. Shower Room. Ample Driveway Parking. Garage. Superb Gardens.

CONTACT SALE 0161 973 6688

£370,000

www.watersons.net



A superbly proportioned Three Bedrooomed Semi-Detached which offers excellently-sized rooms throughout.

The location is ideal, close to several of the local schools and within an easy reach of Sale Moor Village.

The property enjoys a good sized established rear garden aswell as having ample driveway parking and a Garage.

An internal viewing will reveal:

Entrance Porch, having a uPVC double glazed front door. Further uPVC double glazed inner door through to the Entrance Hallway.

Entrance Hall, having staircase rising to the First Floor. Built-in storage. Cloaks cupboard. Doors then open to the Lounge and Kitchen.

Lounge. A well-proportioned Reception Room, having a uPVC double glazed window to the front elevation. Glazed sliding doors through to the Dining Room.

Dining Room. Another good-sized Reception Room, having a set of uPVC double glazed French doors opening out to the rear Garden. Door through to the Kitchen.

The Kitchen is fitted with a range of base and eye-level units with worktops over and inset, stainless steel sink unit with mixer tap. Ample space for a range of freestanding appliances. uPVC double glazed window to the rear elevation providing views over the Garden. Opaque, uPVC double glazed door opens to outside. Wall-mounted, Baxi, gas central heating boiler.

First Floor Landing, having an opaque, uPVC double glazed window to the Half Landing. Doors then provide access to the Three Bedrooms and Bathroom.

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

Bedroom Two. Another good-sized Double Bedroom, having a uPVC



double glazed window to the rear elevation providing views over the Garden.

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

The Shower Room is fitted with a suite, comprising of enclosed shower cubicle with electric shower, wash hand basin and WC. Opaque, uPVC double glazed window to the rear elevation. Built-in airing cupboard housing the hot water tank.

Outside there is driveway parking to the front, this continues down the side leading to the garage and gardens.

The rear garden is a good size, mostly laid to lawn with established borders surrounding.

Always a popular place to live!



Approx Gross Floor Area = 873 Sq. Feet
= 81.1 Sq. Metres

