



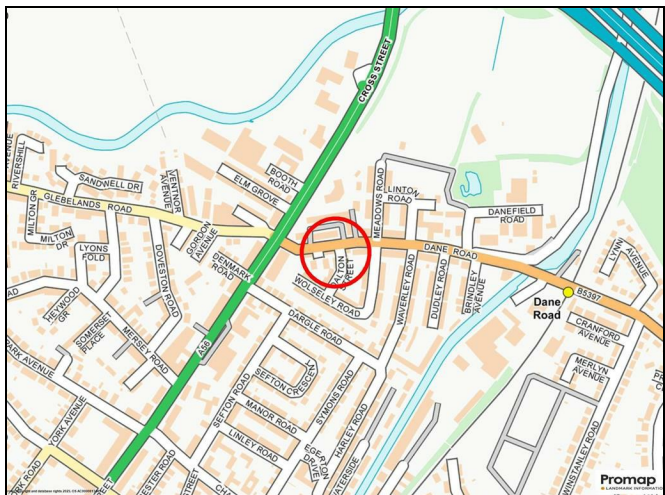
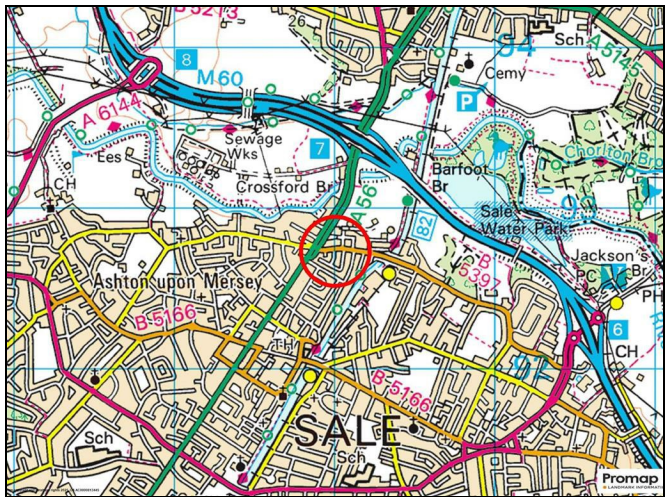
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INDEPENDENT ESTATE AGENTS

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.



WATERSONS

INDEPENDENT ESTATE AGENTS

28 Dane Road Sale, M33 7AR



****NO CHAIN** A SUPERB UPGRADED AND IMPROVED, PERIOD END TERRACE LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE/METROLINK. CONTEMPORARY KITCHEN AND BATHROOM FITTINGS. NEUTRAL DECORATION. SOUTH FACING WALLED COURTYARD.**

Lounge. Dining Room. Kitchen. Two Bedrooms. Shower Room. Walled Courtyard.

CONTACT SALE 0161 973 6688

£265,000

in detail



A superbly presented, Two Bedroomed, Period End Terrace which has been tastefully re-furnished throughout.

Internally, the property has neutral decoration and contemporary design Kitchen and Bathroom fittings.

The location is so convenient being within a short distance to the Town Centre and with Dane Road Metrolink literally just down the road!

A viewing will reveal:

Lounge. Having a uPVC double glazed window to the front elevation. Fireplace feature to the chimney breast. Folding doors open to the Dining Room.

Dining Room. Another good-sized Reception Room, having a spindled staircase rising to the First Floor. Useful built-in storage cupboard. Open Plan to the Kitchen.

The Kitchen is fitted with a range of modern, pale grey, gloss-finish base and eye-level units with worktops over and inset, stainless steel sink unit with mixer tap. Built-in, stainless steel electric oven with four ring gas hob and extractor hood over. Integrated fridge freezer. Integrated dishwasher. Space and plumbing suitable for a washing machine. Wall-mounted, gas central heating boiler concealed within one of the cupboards. Deep section of worktop which doubles-up as a Breakfast Bar. uPVC double glazed window to the rear elevation and an opaque, uPVC double glazed door opens outside. Tiled floor. Inset spotlights to the ceiling.

First Floor Landing. Having doors providing access to the Two Bedrooms and Shower Room.

Bedroom One. A well-proportioned Double Bedroom, having a uPVC double glazed window to the front elevation. Built-in wardrobe.

Bedroom Two. Another good-sized Bedroom, having a uPVC double glazed window to the rear elevation.

The Shower Room is fitted with a contemporary white suite with chrome fittings, comprising of large walk-in shower enclosure with thermostatic shower, wash hand basin and WC. Wall-mounted, heated towel rail radiator. Part-tiled walls. Inset spotlights to the ceiling.

Outside to the rear there is a paved walled courtyard.

Would make a perfect first time buy!



Approx Gross Floor Area = 587 Sq. Feet
= 54.6 Sq. Metres

