



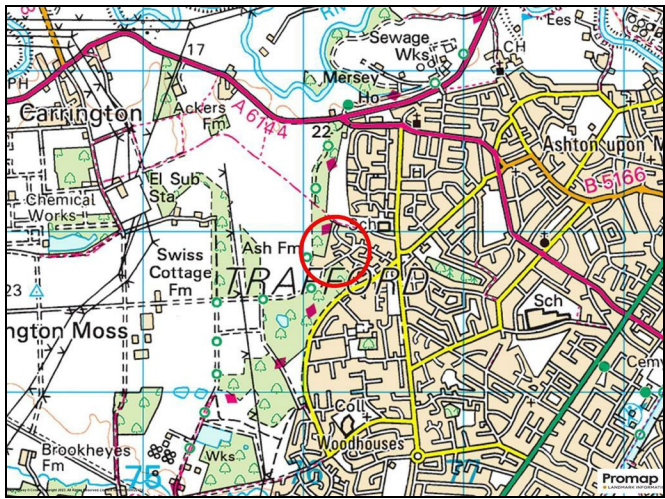
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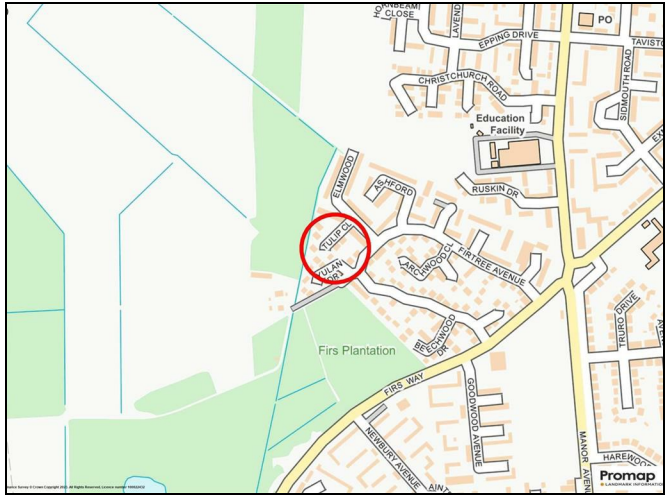


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, head on the one way system down School Road east on take Harboro Way/A6144 to Firs Rd. At the roundabout, take the 1st exit onto Firs Rd. At the roundabout, take the 1st exit onto Manor Ave. Take Firtree Ave to turn into Elmwood then left into Tulip Cl and the destination will be on the left.



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			87
(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

7 Tulip Close Sale, M33 5RX



A STYLISH, UPGRADED AND IMPROVED, THREE BEDROOMED SEMI-DETACHED FAMILY HOME. NEUTRAL REDECORATION. CONTEMPORARY KITCHEN + BATHROOM. POPULAR LOCATION. DRIVEWAY PARKING. PRIVATE GARDENS.

Hall. Lounge. Dining Kitchen. Conservatory. Three Bedrooms. Bathroom. Driveway. Private rear Garden.

CONTACT SALE 0161 973 6688

£335,000

www.watersons.net

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in detail



A stylish Three Bedroomed semi detached which has been upgraded and improved throughout. There are good sized rooms throughout, modern kitchen and Bathroom fittings and neutral re decoration.

The location is really popular being close to several of the Local Schools and within an easy reach of Sale.

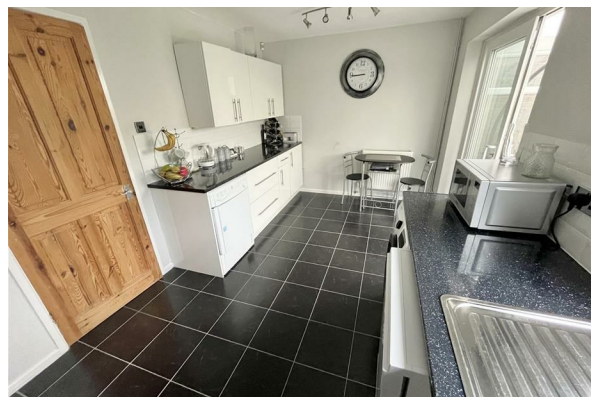


In addition to the accommodation there is ample driveway parking and lovely enclosed rear Garden.

An internal viewing will reveal:

Entrance Porch. Having a opaque uPVC double glazed front door. Staircase rising to the First Floor. Panelled door through to the Lounge.

Lounge. A well proportioned Reception Room having a uPVC double glazed window to the front elevation. Fireplace feature to one wall. Door opens to useful under stairs storage cupboard and a panelled door through to the Breakfast Kitchen.



Breakfast Kitchen. A good sized Kitchen with plenty of space for a table. The Kitchen itself is fitted with a range of white gloss finish base style of units with chrome t-bar handles and worktops over with inset one and a half bowl stainless steel sink unit with mixer tap. Built in stainless steel fronted electric oven with four ring ceramic hob and stainless steel extractor hood over. Ample space for a range of freestanding appliances. Tiled floor. uPVC double glazed window to the rear elevation overlooking the Gardens and a set of uPVC sliding patio doors opening to the Conservatory.

Conservatory. A lovely addition to the property having three uPVC double glazed windows to three elevations and a set of uPVC double glazed French doors opening out to the Garden.

First Floor Landing. Having a uPVC double glazed window to the side elevation. Panelled doors then open to the Three Bedrooms and Bathroom. Loft Access Point.

Bedroom One. A well proportioned double bedroom having a uPVC double glazed window to the front elevation. Built in wardrobes with sliding doors.

Bedroom Two. Another good double room having a uPVC double glazed window to the rear elevation overlooking the Gardens.

Bedroom Three. Having a uPVC double glazed window to the front elevation. Useful wardrobe above the stairwell.



Bathroom. Refitted with a contemporary white suite with chrome fittings comprising with panelled bath with thermostatic shower over and fitted glass shower screen. Vanity sink unit. WC. Wall mounted polished chrome tile rail radiator. Opaque uPVC double glazed window to the rear elevation. Tiled floor. Tiled walls.

Outside to the front the property is approached via a driveway providing ample parking.



To the rear there is a lovely enclosed lawned rear garden with paved patio.

A superb family home!

- Leasehold 999 years from 28 October 1981
- Council Tax Band C



Approx Gross Floor Area = 831 Sq. Feet
= 77.2 Sq. Metres

