



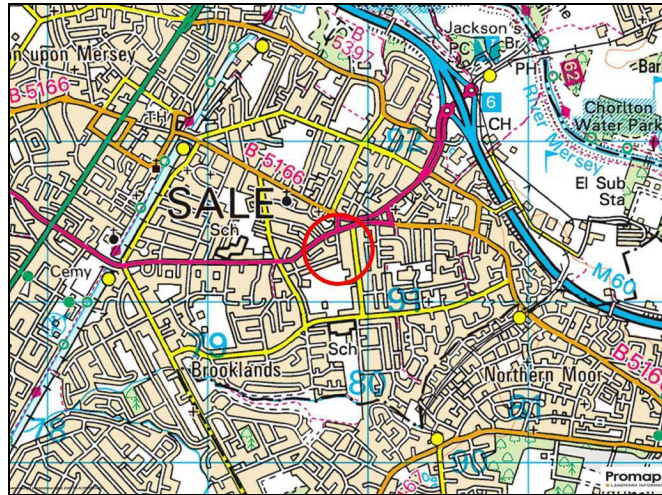
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INDEPENDENT ESTATE AGENTS

## 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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

## 6 Victoria Road Sale, M33 3HY



**A SUPERBLY PROPORTIONED TWO DOUBLE BEDROOMED PERIOD TERRACE WITH OVER 1100 SQFT OF ACCOMMODATION INCLUDING A USEFUL CELLAR. LOVELY ROAD CLOSE TO SALE MOOR VILLAGE. ESTABLISHED REAR GARDEN.**

**Hall. Lounge. Dining Room. Kitchen. Cellars. Two double Bedrooms. Large Bathroom. Courtyard and established garden.**

**CONTACT SALE 0161 973 6688**

**£325,000**

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# in detail



A superbly proportioned Two Double Bedroomed Period Terrace which offers over 1100 sqft of Accommodation over Three Floors including a useful Cellar.

The location is popular, being ideally placed for several of the Local Schools including Sale Grammar and very convenient for Sale Moor Village which is literally just down the road.

In addition to the Accommodation, there is a lovely established rear garden.

An internal viewing will reveal:

**Entrance Hall.** Having a opaque and stained uPVC double glazed front door with arched window above. Coved ceiling. Staircase rising to the First Floor. Door through to the Lounge.

**Lounge.** A well proportioned reception room having a wide angled three section bay window to the front elevation. Coved ceiling. Opening to the Dining Room.

**Dining Room.** Another good sized reception room having a uPVC double glazed window to the rear elevation. Coved ceiling. Opening into the Kitchen and a door with stairs down to the cellars.

**Kitchen.** 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. Wall mounted gas central heating boiler. uPVC double glazed window to the rear elevation overlooking the Gardens. Opaque uPVC double glazed front door opens to outside.

**Cellars.** Comprising of one main cellar chamber providing excellent additional storage space.

**First Floor Landing.** Having a spindle balustrade to return the staircase opening. Panelled doors then provide access to the Two double Bedrooms and Bathroom. Loft access point.

**Bedroom One.** An excellent sized double bedroom having two uPVC double glazed windows to the front elevation. Built in wardrobes to each of the alcoves.

**Bedroom Two.** Another good double bedroom having uPVC double glazed window to the rear elevation. Period cast iron fire surround to the chimney breast.

**Shower Room.** Fitted with a suite comprising of double width shower cubicle with electric shower over. Wash hand basin. WC. Opaque uPVC double glazed window to the rear elevation. Wall mounted polished chrome towel rail radiator.

Outside to the front of the property, there is a small garden frontage with pathway to the front door while rear of the property enjoys a courtyard which leads onto an established garden.

Such a convenient place to live!



Approx Gross Floor Area = 1123 Sq. Feet  
= 104.4 Sq. Metres

