



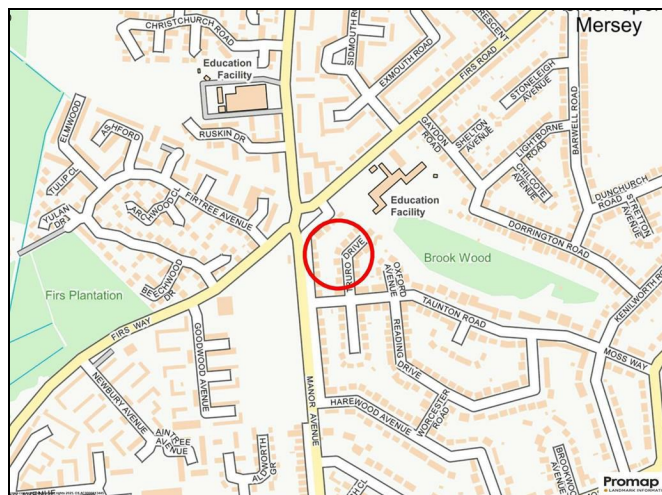
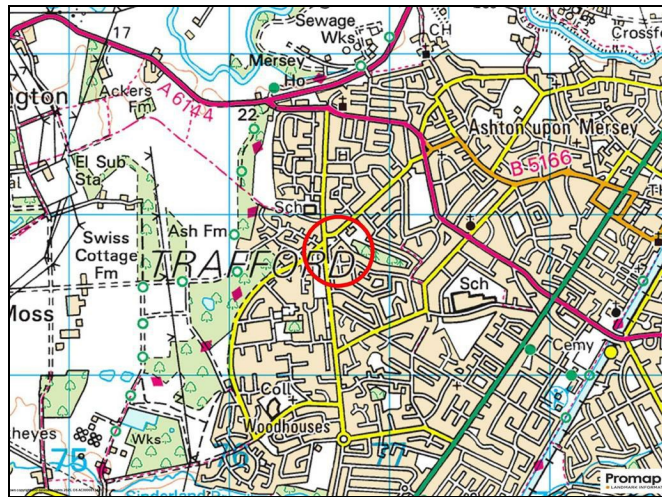
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INDEPENDENT ESTATE AGENTS

# 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	64	73

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 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

# 15 Truro Drive Sale, M33 5DF



**A GOOD SIZED, EXTENDED, THREE BEDROOMED SEMI DETACHED WHICH ENJOYS AN EXCELLENT SIZED ESTABLISHED GARDEN. IDEAL CUL DE SAC LOCATION. PERFECT FOR LOCAL SCHOOLS INCLUDING ASHTON ON MERSEY.**

**Porch. Hall. Lounge. Dining Room. Sitting Room. Three Bedrooms. Bathroom. Ample Parking. Detached Garage. Superb rear garden.**

**CONTACT SALE 0161 973 6688**

**£420,000**

# in detail



A good sized, extended, Three Bedroomed Semi Detached ideally located on this popular cul de sac.

The location is very convenient for several of the in demand Schools as well as being within an easy reach of Ashton on Mersey Village and Sale Town Centre.

The property enjoys a superb established rear garden along with ample driveway parking and a Detached Garage.

An internal viewing will reveal:

Larch framed, oak clad Entrance Porch with Oak double glazed front door. A uPVC double glazed door to the Entrance Hallway.

Entrance Hall, having a staircase rising to the First Floor with useful downstairs storage space. Doors then provide access to the Lounge and Kitchen.

Lounge. A well-proportioned Reception Room, having a uPVC double glazed bay window to the front elevation. Attractive fireplace feature to the chimney breast.

Dining Room. Another good-sized Reception Room, having a set of multi-paned double doors opening into the Sitting Room/Family Room.

Sitting Room. A lovely addition to the property, having a set of uPVC double glazed French doors opening out to the rear Garden, plus uPVC double glazed windows to the rear and side. Parquet wood flooring.

Kitchen. Fitted with a range of base and eye level units with worktops over and inset one and a half bowl sink unit with mixer tap. Built in double oven with four ring gas hob and extractor over. Integrated fridge. UPVC double glazed windows to the rear overlooking the gardens plus a further window to the side. UPVC double glazed door opens to outside. Brand new 2026 wall mounted 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. A well-proportioned Double Bedroom, having a uPVC double glazed bay window to the front elevation.

Bedroom Two. Another good Double Bedroom, having a uPVC double glazed window to the rear elevation providing views over the Gardens.

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

The Bathroom is fitted with a suite, comprising of enamelled panelled bath with thermostatic shower over, wash hand basin and WC. Part-tiled walls. Opaque, uPVC



double glazed window to the rear elevation.

Outside the property is approached via a block paved driveway, this continues down the side via wooden double gates to the rear and the Garage.

The gardens are of an excellent sized, landscaped with patio areas, established borders and lots of mature shrubs and trees providing great privacy.

Always a popular location to live!



Approx Gross Floor Area = 988 Sq. Feet  
= 91.8 Sq. Metres

