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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	80

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 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

47 Hampson Street Sale, M33 3HJ



****NO CHAIN** A WELL PROPORTIONED TWO BEDROOMED PERIOD TERRACE IDEALLY POSITIONED WITHIN A SHORT DISTANCE TO SALE MOOR VILLAGE. EXCELLENT SIZED REAR GARDEN.**

Lounge. Dining Room. Kitchen. Two Bedrooms. Bathroom. Courtyard and superb lawned rear garden. NO CHAIN!

CONTACT SALE 0161 973 6688

£275,000

in detail



A well proportioned Two Bedroomed, Period Terrace property which offers good-sized rooms throughout.

The property is ideally positioned, within a moments walk of all the shops within the Village and is within an easy reach of Sale Town Centre

In addition the property enjoys an excellent sized rear garden, much larger than typically found with this type of property.

An internal viewing will reveal:

Lounge, having an opaque, glazed, uPVC double glazed front door. uPVC double glazed window to the front elevation. Door through to the Dining Room.

Dining Room. Another excellent-sized Reception Room, having a fully glazed, uPVC double glazed door opening out onto the rear. Open Plan into the Kitchen. Spindled staircase rises to the First Floor with useful understairs storage.

The Kitchen is fitted with a range of modern base and eye-level units with worktops over and inset, stainless steel sink unit with mixer tap. Built-in oven, hob and extractor. Integrated fridge freezer. Space and plumbing suitable for a washing machine. Wall-mounted, Glow worm gas central heating boiler concealed within one of the cupboards. uPVC double glazed window to the side elevation. Inset spotlights to the ceiling.

First Floor Landing, having doors providing access to the Two 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 across one wall with sliding mirrored doors.

Bedroom Two, having a uPVC double glazed window to the rear elevation providing views over the Garden.

The Bathroom is fitted with a contemporary white suite with chrome fittings, comprising of panelled bath with thermostatic shower over and fitted glass shower screen, WC and space-saver wash hand basin. Inset spotlights to the ceiling. Wall-mounted, heated, polished chrome towel rail radiator.

Outside to the rear, the property has a Courtyard Area which runs straight into an excellent sized for this type of property. This particular Garden is not

overlooked as it backs onto the Playing Area and Gardens of a small primary school.

Always popular houses!

- FREEHOLD
- COUNCIL TAX BAND - B

Approx Gross Floor Area = 673 Sq. Feet
= 62.6 Sq. Metres

