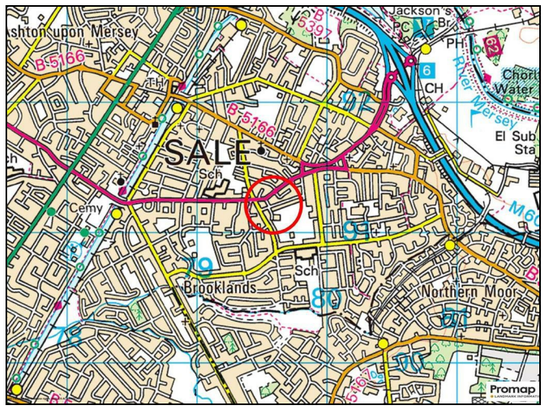
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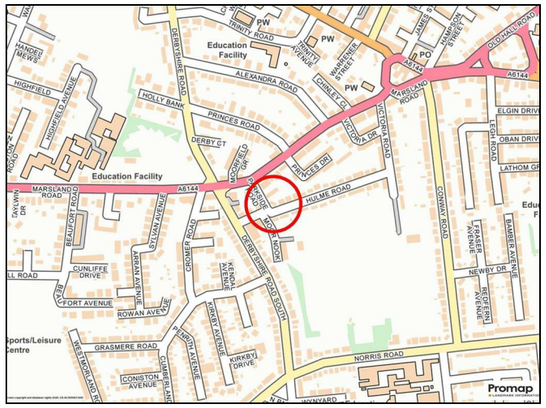
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location

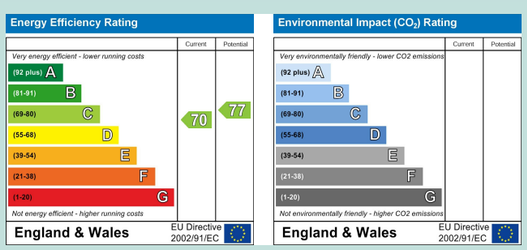






energy efficiency

In line with Government Legislation, we are now able to provide an
Energy Performance Certificate (EPC) rating (see table on the right)



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.

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54 Hulme Road

Sale, M33 3HX



****NO CHAIN** A SUPERBLY PROPORTIONED LARGER THAN AVERAGE SEMI DETACHED WHICH HAS THREE GOOD SIZED BEDROOMS AND A SPACIOUS PLOT. SOME GENERAL UPDATING REQUIRED. WIDE FRONTAGE WITH DRIVEWAY. ENCLOSED REAR GARDEN + DETACHED GARAGE.**

Hall. Lounge. Dining Room. Kitchen. Side Hall + WC. Three Bedrooms - larger than average Bed Three. Shower Room. Ample Driveway Parking. Good sized gardens.

CONTACT SALE 0161 973 6688

£365,000

www.watersons.net

in detail





A superbly proportioned larger than average Semi-Detached which has Three good-sized Bedrooms including a larger-than-average 10' Bedroom Three.

The location is very convenient being close to several of the popular Schools and Sale Moor Village.







Internally, the property has clearly been a well kept family home but is now ready for some general updating.

In addition to the Accommodation, the property enjoys an excellent sized plot including a wide frontage, ample Driveway Parking and a good sized rear garden with Detached Garage

An internal viewing will reveal:

Entrance Hall, having an opaque, uPVC double glazed front door. Spindle staircase rises to the First Floor. Glazed door through to the Dining Room.

Dining Room. A well-proportioned Reception Room, having a uPVC double glazed window to the rear elevation overlooking the Gardens. Arched opening through to the Lounge. Doorway opening to the Kitchen.

Lounge. Another good-sized Reception Room, having a wide-angled, uPVC double glazed bay window to the front elevation.

The Kitchen is fitted with a range of base and eye-level units with worktops over and inset, stainless steel sink unit with mixer tap. Built-in, stainless steel fronted electric oven with four ring gas hob and extractor hood over. Integrated fridge freezer. uPVC double glazed window to the rear elevation overlooking the Gardens. Wall-mounted, Worcester gas central heating boiler concealed within one of the cupboards. Additional, uPVC double glazed window to the side. Glazed door through to the side Hallway.

Side Hallway, having useful storage pantry cupboard. Opaque, uPVC double glazed door opens to outside and a sliding door provides access to the Ground Floor WC.

Ground Floor WC fitted with a WC and corner wall-hung wash hand basin. Opaque, uPVC double glazed window to the side elevation.

First Floor Landing, having a spindle balustrade to the return of the staircase opening. Opaque, uPVC double glazed window to the front elevation. Loft access point. Doors then open to the Three Bedrooms and Shower Room.

Bedroom One. An excellent-sized Double Bedroom, having a uPVC double glazed window to the rear elevation overlooking the Gardens. Built-in wardrobes.





Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the front elevation. Built-in wardrobes.

Bedroom Three. A larger than average Third Bedroom, having a uPVC double glazed window to the rear elevation overlooking the Gardens. Built-in wardrobes.



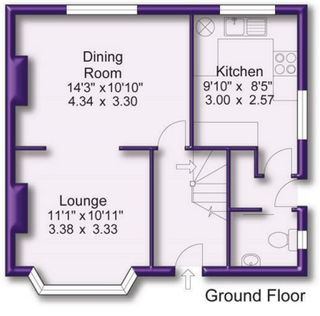




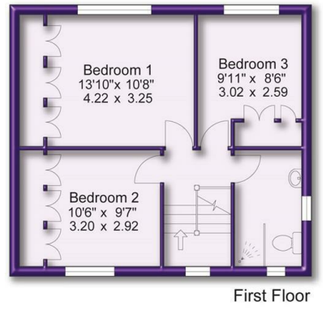
The Shower Room is fitted with a suite comprising of large walk-in shower with thermostatic shower, wash hand basin and WC. Opaque, uPVC double glazed windows to the front and side elevations. Part tiled walls. Inset spotlights to the ceiling.

Always a popular place to live! No Chain!

Approx Gross Floor Area = 953 Sq. Feet
= 88.6 Sq. Metres



Ground Floor



First Floor

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