



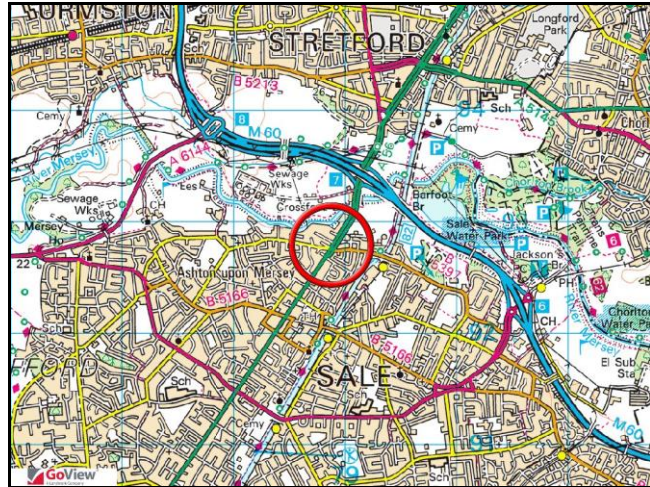
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INDEPENDENT ESTATE AGENTS

# location



From our Watersons Sale Office, continue out of the one way system on School Road and take a sharp right onto Sibson Road. At the traffic lights go straight across Washway Road and straight onto Oaklands Drive. Continue to follow the road round onto Cranleigh Drive and at the bottom turn right onto Ashton Lane. At the next set of traffic lights turn left onto Washway Road and proceed along. Turn left on Glebelands Road and then turn right into Florence Street and the property will be found on the right hand side.



# 3 Florence Street Sale, M33 7LA

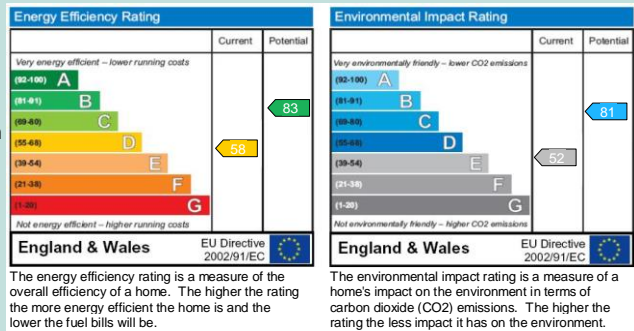


**A STYLISH TWO DOUBLE BEDROOMED PERIOD TERRACE LOCATED ON THIS SMALL CUL DE SAC JUST OFF GLEBELANDS ROAD. IDEAL FOR TOWN CENTRE/METROLINK. REFURBISHED THROUGHOUT.**

Hall. Lounge. Dining Room. Kitchen. Two good Bedrooms. Bathroom. Enclosed Courtyard. Energy Rating: D

## energy efficiency

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



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

“ Such a convenient location! ”

**Offers Over: £200,000**

**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.

# in detail



A stylish, Two Double Bedroomed Period Terrace located on this small cul de sac just off Glebelands Road

The property has been tastefully upgraded and improved throughout including neutral re-decoration and re-fitted Kitchen and Bathroom.



Living in this location is really convenient being within a short distance of the Metrolink at Dane Road and the Town Centre.

In addition to the accommodation there is a lovely, enclosed walled Courtyard.

An internal viewing will reveal:

## The accommodation

Entrance Hall having an opaque, glazed panelled front door. Stripped wooden floors. Staircase rises to the First Floor. Coved ceiling. Doors then open to the Lounge and Dining Room.

11'9" x 10'3" Lounge. A well-proportioned room having a UPVC double glazed window to the front elevation. Cast iron fireplace feature to the chimney breast with open fire. Step-up to a raised tiled hearth. Continuation of the stripped wooden floors. Coved ceiling. Picture rail surround.

11'11" x 11'4" Dining Room. Another good-sized room having a UPVC double glazed window to the rear elevation. Continuation of the stripped wooden floors. Hollowed-out chimney breast feature with beam above. Door through to the Kitchen.

8'5" x 7'8" Kitchen fitted with a range of modern base and eye-level units with chrome handles and hollowed wood-block worktops over with inset stainless steel sink unit with mixer tap. Built-in, stainless steel fronted electric oven with four ring gas hob and stainless steel extractor hood over. Space and plumbing suitable for a washing machine. Ceramic tiling to the return of the work surface area. UPVC double glazed window to the side elevation and a double glazed hardwood window to the rear. Opaque, glazed door opens to the side. Wall-mounted, gas central heating boiler.



First Floor Landing having a spindled balustrade to the return of the staircase opening. There are then doors opening to the Two Double Bedrooms and Bathroom. Loft access point.

14'2" x 11'9" Bedroom One. An excellent sized Double Bedroom having Two, UPVC double glazed windows to the front elevation. Stripped wooden floors. Picture rail surround.

12' x 9' Bedroom Two. Another excellent-sized Bedroom having a UPVC double glazed window to the rear elevation.

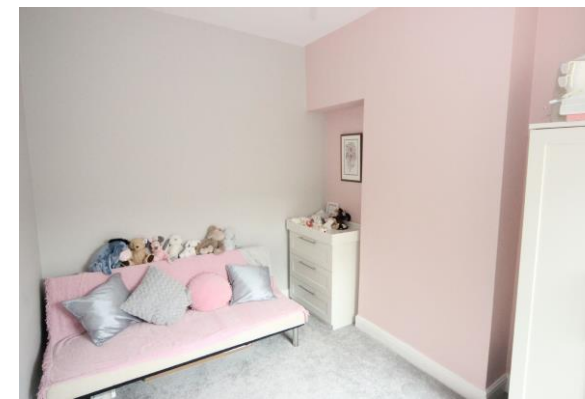
8'5" x 7'8" large Bathroom fitted with a modern white suite with chrome fittings comprising of: panelled bath with fitted thermostatic shower over and fitted glass shower screen, low-level WC with push button flush, pedestal wash hand basin. Part-tiled walls. Wall-mounted, heated chrome towel rail. Built-in linen cupboard. Opaque, UPVC double glazed window to the rear elevation.



## Outside

To the rear there is a lovely, enclosed walled Courtyard which has been stoned paved with raised borders.

Such a convenient location!



Approx Gross Floor Area = 812 Sq. Feet  
= 75.27 Sq. Metres

