



2 Gloucester Drive, Sale, M33 5DH

A well maintained DETACHED BUNGALOW in the sought after leafy suburbs of Sale, on a generous plot with manicured gardens. This lovely home offers generously proportioned and flexible accommodation throughout. Briefly comprising: porch, entrance hallway, spacious bay fronted living room, fitted kitchen leading into conservatory with patio doors onto the garden, two double bedrooms and a bathroom with four piece suite. The property is fully double glazed and warmed by gas central heating (Worcester Bosch combi boiler). Externally, the property is set back from the road, with beautifully manicured front and rear gardens. The rear garden is mainly laid to lawn with mature stocked borders and patio area for seating. The detached garage and driveway are accessed via Taunton Road. CALL NOW TO VIEW! NO CHAIN. COUNCIL TAX BAND D. EPC - D

£450,000 Offers Over

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

Bedroom One

Large double bedroom with windows to rear and side aspect. Carpeted flooring, ceiling light point and radiator.

Bedroom Two

Double bedroom with window to side aspect. Carpeted flooring, ceiling light point and radiator.

Bathroom

Four piece suite: low level WC, pedestal hand wash basin, corner shower cubicle and bath tub.

Externally

Beautifully manicured front and rear gardens stocked with a variety of plants and shrubs. The rear garden is mainly laid to lawn with mature shrubs, hedges and patio area for seating.

Garage

Porch

Access via uPVC double doors. Tiled flooring and light point.

Hallway

Spacious hallway, laminate flooring, radiator and light point.

Living Room

Good size bay fronted reception room with window to front aspect. Carpeted flooring, ceiling light point and radiator.

Kitchen

Fitted kitchen with good range of wall and base units. Integrated oven, electric hob and extractor hood. Space and plumbing for washing machine and tall fridge freezer. Wall mounted combi boiler.

Conservatory

Conservatory with windows all round, enjoying views of the rear garden. Light point and radiator. Double doors onto the garden.

Detached garage with gated driveway in front, access from Taunton Road. Fitted with light and electric sockets.

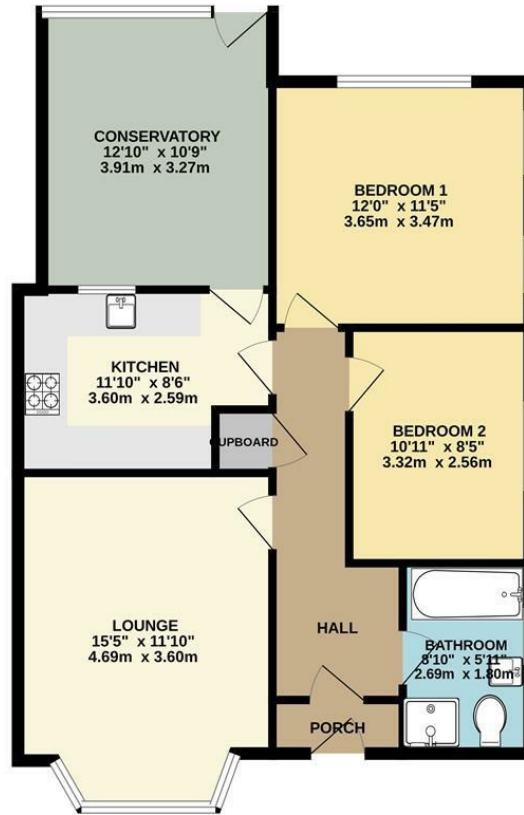


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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