EPC

21 Lindow Street, Sale M33 2PU OFFERS IN EXCESS £229,950

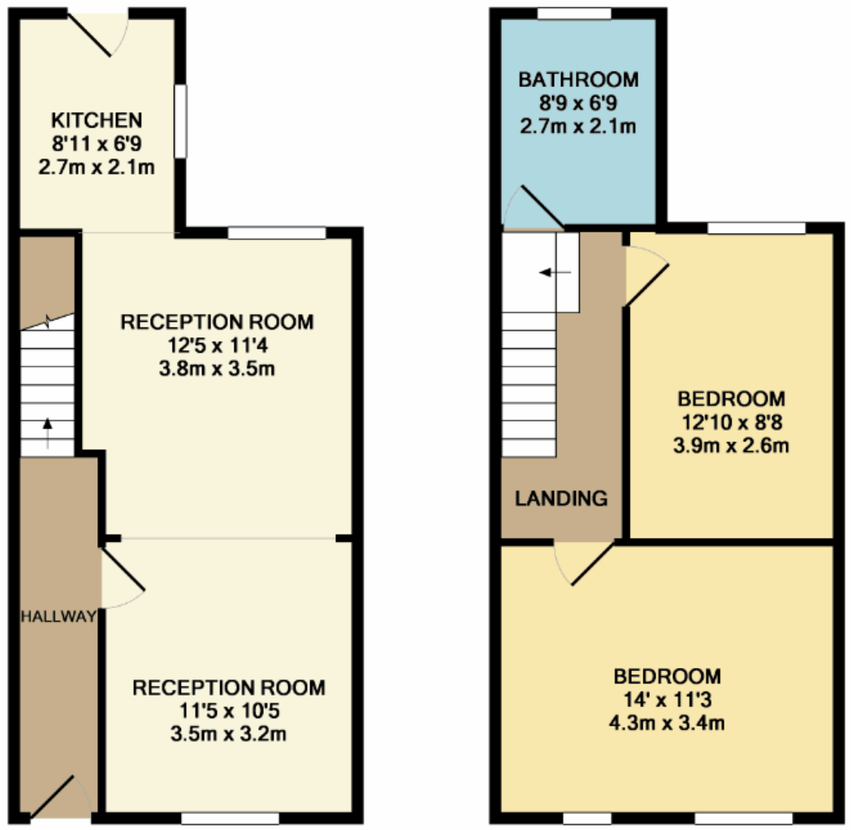
An immaculately presented two double bedroom mid terrace property situated in a popular location within close proximity of the motorway network and the new Metrolink line. The property boasts modern open plan accommodation to the ground floor and briefly comprises: Entrance hallway, lounge, dining room and modern fitted kitchen. To the first floor there are two double bedrooms and a modern family bathroom. UPVC double glazing and gas fired central heating throughout. Externally to the rear there is a private enclosed courtyard with rear access gate. Further gardens to the front of the property. Internal viewing is essential to appreciate the accommodation on offer.

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Measurements

GROUND FLOOR	LANDING	OUTSIDE
Entrance Hall	Bedroom One	Rear Courtyard Garden
Lounge	Bedroom Two	
Dining Room	Bathroom	
Kitchen		

Floor plan



GROUND FLOOR
APPROX. FLOOR
AREA 393 SQ.FT.
(36.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 395 SQ.FT.
(36.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 788 SQ.FT. (73.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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