



*** A RECENTLY RENOVATED END OF TERRACE HOME WITH NO CHAIN!! ***
This well presented TWO DOUBLE BEDROOM HOME benefits from a spacious lounge, open plan kitchen and dining area, a three piece bathroom, utility space and sunny rear courtyard garden!! This well presented home is ready for you to pick your bags up and move straight into and would be IDEAL for first time buyers, investment or if you are looking to downsize. Perfectly positioned within easy access of Brooklands Metrolink, Sale Town Centre, local shops and amenities an excellent transport and network links. Viewings are highly recommended and can be arranged by contacting the office today!!



Entrance Porch

Tiled floor and walls, composite door into the lounge with transom window above.

Lounge 11' 2" x 11' 2" (3.4m x 3.4m)

Laminate flooring, large double glazed window to the front, ceiling light point, wall mounted radiator, plug points and television point. Decorative open fireplace with tiled hearth and alcove cupboards.

Kitchen/Diner 11' 10" x 11' 2" (3.6m x 3.4m)

Fitted with a range of Shaker style base units and panty style cupboard with contrasting Quartz worktops and upstands. Integrated electric oven, electric hob and sunken sink with mixer tap. Ceiling light point, double glazed window to the rear, sky light, wall mounted radiator and plug points. Space for a dining table and stairs to the first floor.

Utility room

Tiled flooring, ceiling light point, double glazed patio doors onto the rear garden, plug points and worktop space.

Bathroom 7' 7" x 5' 7" (2.3m x 1.7m)

Modern three piece bathroom with a large shower, vanity handwash and pedestal W.C. Tiled flooring with underfloor heating, tiled walls, double glazed window to the side, ceiling spot lights and chrome towel radiator.

First Floor Landing

Carpeted stairs and landing - access to both bedrooms.

Bedroom 1 11' 2" x 11' 2" (3.4m x 3.4m)

Carpeted flooring, ceiling light point, plug points, wall mounted radiator and large double glazed window to the front.

Bedroom 2 11' 2" x 8' 6" (3.4m x 2.6m)

Carpeted flooring, ceiling light point, plug points, wall mounted radiator, built in storage and large double glazed window to the rear.

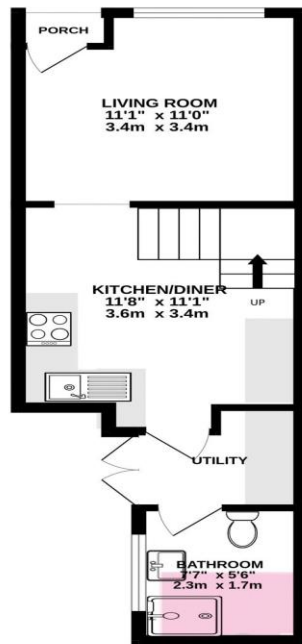
Externally

To the rear there is an easy to maintain sunny rear courtyard garden area with artificial grass and gated access.

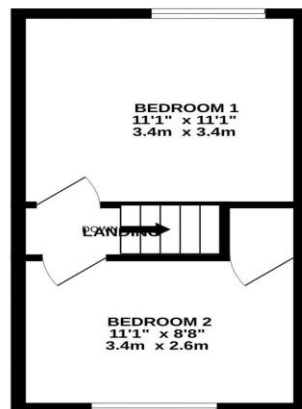




GROUND FLOOR
332 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 584 sq.ft. (54.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy performance certificate (EPC)

1 Birch Avenue
SALE
M33 3DX

Energy rating

D

Valid until:

2 January 2033

Certificate
number:

0837-1929-0200-0647-
2206

Property type

Mid-terrace house

Total floor area

56 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		