



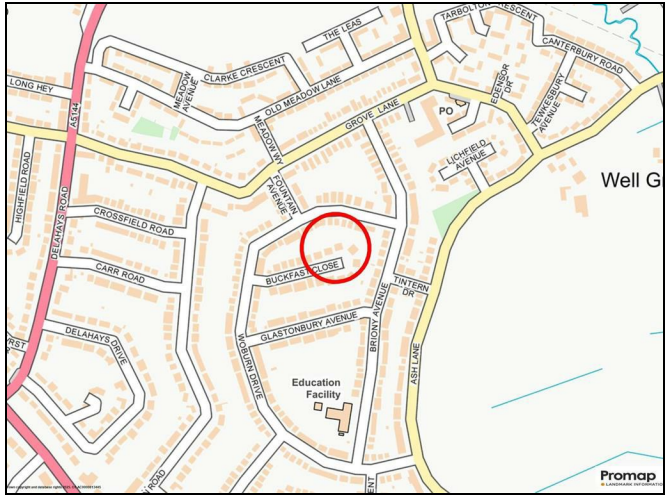
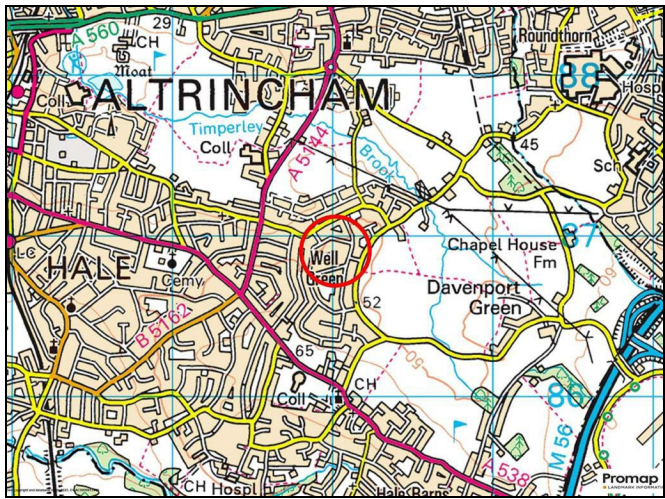
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net



INDEPENDENT ESTATE AGENTS

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)

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

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

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.



INDEPENDENT ESTATE AGENTS

21 Buckfast Close Hale, Altrincham, WA15 8NB



A WELL PROPORTIONED SEMI DETACHED BUNGALOW CLOSE TO HALE, ALTRINCHAM AND HALE BARNES CENTRES AND WITH THE OPEN SPACE OF HALECROFT PARK ON THE DOORSTEP. 790QFT

Entrance Vestibule. Lounge. Dining Kitchen. Two Bedrooms. Shower Room. Driveway. Gardens. NO CHAIN!

£450,000

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in detail



A well proportioned Semi Detached Bungalow, located in a quiet neighbourhood close to Hale, Altrincham and Hale Barns Centres and the M56 motorway network and walking distance to Shay Lane Synagogue, Holy Angels Roman Catholic Church and Muslim Community Centre.

The immaculately presented property extends to some 790 square feet providing an Entrance Vestibule, Lounge and Dining Kitchen, served by Two Bedrooms and a Shower Room.



Externally, a Driveway provides ample off road Parking and there are Gardens to the front and rear.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

Comprising:

Covered Porch. Entrance Vestibule with doors providing access to the Living Accommodation. Built in meter cupboard.

Lounge with wide window to the front elevation. To the chimney breast there is a pebble effect gas living flame fireplace with wood surround. Built in display shelving.



Double doors lead to a Dining Kitchen with windows to the front and side elevations. Ample space for a table and chairs.

The Kitchen Area is fitted with an extensive range of base and eye level units with worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over and tiled splash back. Integrated appliances include an oven, four ring gas hob with extractor fan over, and there is space and plumbing for additional kitchen appliances. A door provides access to the side of the property.

Inner Hall with doors providing access to Two Bedrooms and a Shower Room. Built in storage cupboard. Loft access point.

Bedroom One with wide window enjoying views over the gardens to the rear. Built in wardrobe.

Bedroom Two with wide window to the rear elevation.

The Bedrooms are served by a Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower and glazed sliding door, wash and basin with built in storage below and WC. Tiling to the walls. Opaque window to the side elevation. Chrome finish heated towel rail.



Externally, there is a paved Driveway providing ample off road Parking and a gravelled Garden frontage with paved stone feature and well stocked borders with a variety of plants, shrubs and trees.

To the rear, there is a large paved patio area adjacent to the back of the house, access via the door from the kitchen. Steps lead down to a main Garden area with lawned and paved areas and well stocked borders with a variety of plant shrubs and trees.



This property is offered for sale with no chain and could be moved into with the minimum of fuss.

- Freehold
- Council Tax Band D



Approx Gross Floor Area = 790 Sq. Feet
= 73.4 Sq. Metres

