



5 Hazelwell, Brooklands Road, Sale, M33 3QH

Fantastic, four bedroom end townhouse, set over three floors, tucked away off Brookland Road within catchment area for Brooklands Primary School. The property is in an excellent location, within walking distance to Brooklands Metrolink, Bridgewater Canal, the popular Walton Park and other amenities in Sale town centre. The ground floor comprises; porch, entrance hall, downstairs shower room, reception room/bedroom 5, large integral garage with space and plumbing for utilities. The first floor offers modern open plan living; with lounge, kitchen and dining areas, the dual aspect floods the room with natural light. To the second floor there are four well proportioned bedrooms, family bathroom and access to boarded loft space. Externally, to the front a driveway and access round the side of the house leads to a private rear garden, mainly laid to lawn with patio area for seating. CALL NOW TO VIEW! EPC - D Rating

£500,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

plumbing for utilities. Rear door for access to the garden. Wall mounted gas fired combi boiler installed 2016.

Kitchen / Living / Dining Room

Bright open plan space with windows to front and rear aspect. Kitchen fitted with a range of wall and base units with complementary work-surfaces over and breakfast bar. Inset stainless steel 1 ½ sink and mixer tap. Integrated electric oven and induction hob with extractor above, dishwasher and undercounter fridge. Ample dining space opening through to the lounge area. Wood flooring, ceiling light points, radiators.

Master Bedroom

Double bedroom with fitted wardrobes, carpeted flooring, ceiling light point, radiator, window to front aspect.

Bedroom Two

Double bedroom with fitted wardrobes, carpeted flooring, ceiling light point, radiator, window overlooking the garden.

Porch

Accessed via wooden door, useful area for shoes, coats and pushchair.

Hallway

Welcomeing entrance hall with staircase to the first floor. Carpeted flooring, ceiling light point.

Shower Room

Fitted with corner shower cubicle, low level WC, pedestal wash hand basin, obscured window into porch.

Reception Room / Bedroom 5

Versatile room which could be used as a fifth bedroom, play room, office etc. Carpeted floor, radiator, ceiling light point and full length window with door to the garden.

Garage

Accessed from the hallway with doors to the driveway and space and

Bedroom Three

Double bedroom, carpeted flooring, ceiling light point, radiator, window overlooking the garden.

Bedroom Four

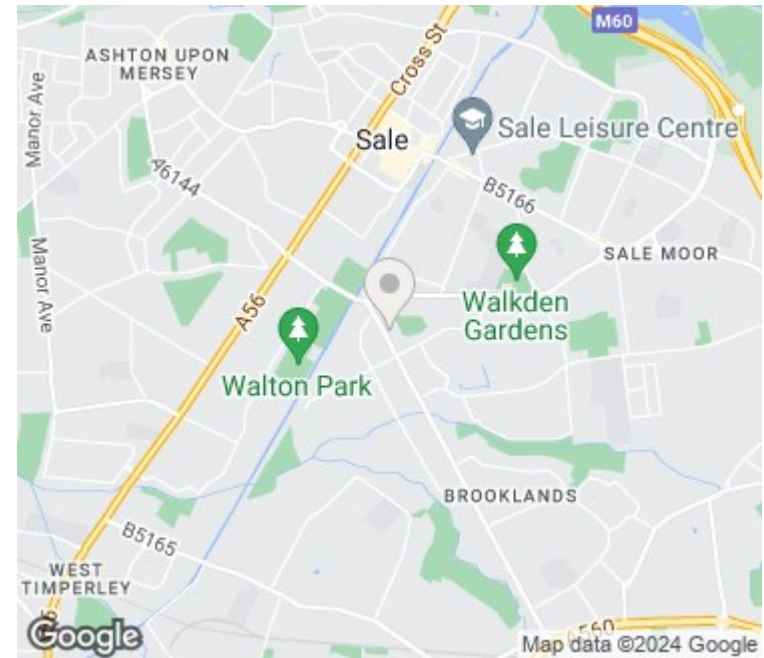
Single bedroom, carpeted flooring, ceiling light point, radiator, window to front aspect.

Bathroom

Family bathroom fitted with low level WC, pedestal wash hand basin, bath with mixer tap and cubicle shower.

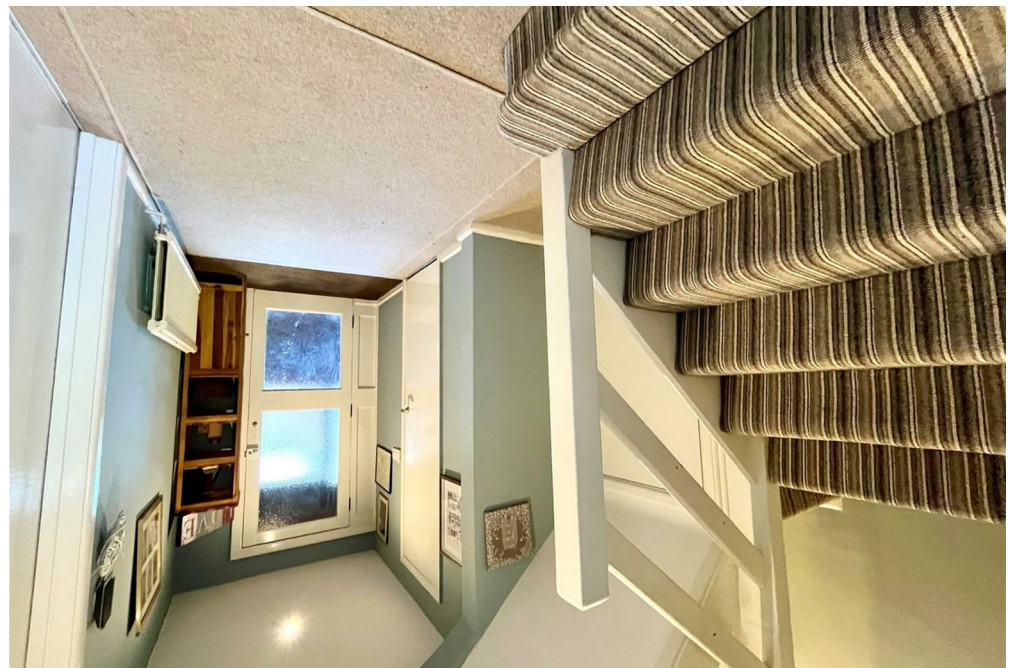
Externally

To the front of the property there is a tarmac driveway leading to the garage and lawned garden to the side. To the rear there is a private garden which is mainly laid to lawn with mature borders, and flagged patio area.

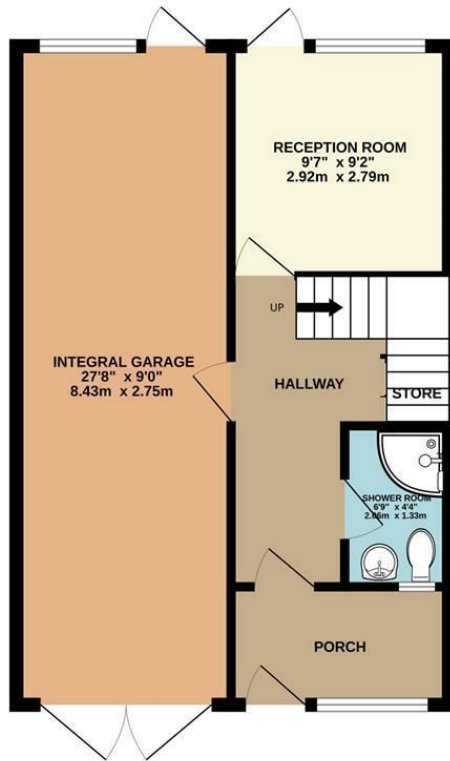


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	65	
England & Wales		
EU Directive 2002/91/EC		

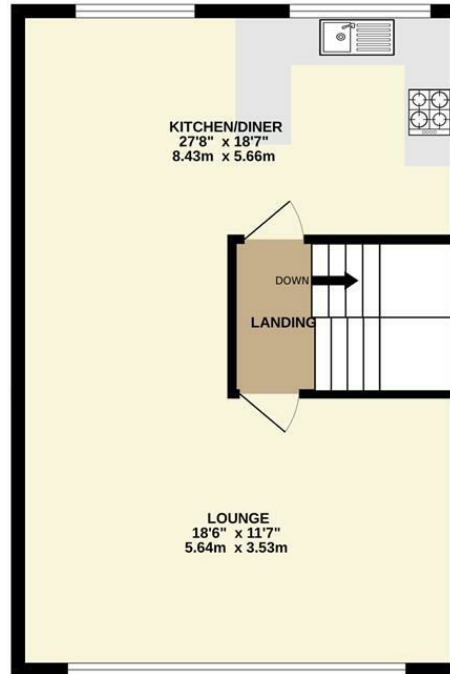
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		
EU Directive 2002/91/EC		



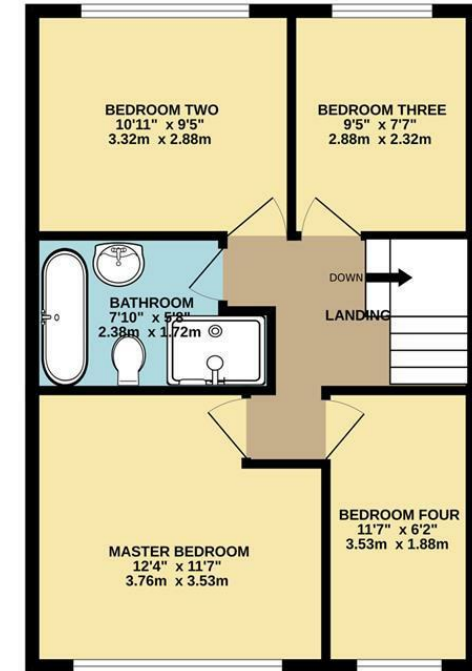
GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.5 sq.m.) approx.



2ND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1524 sq.ft. (141.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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