



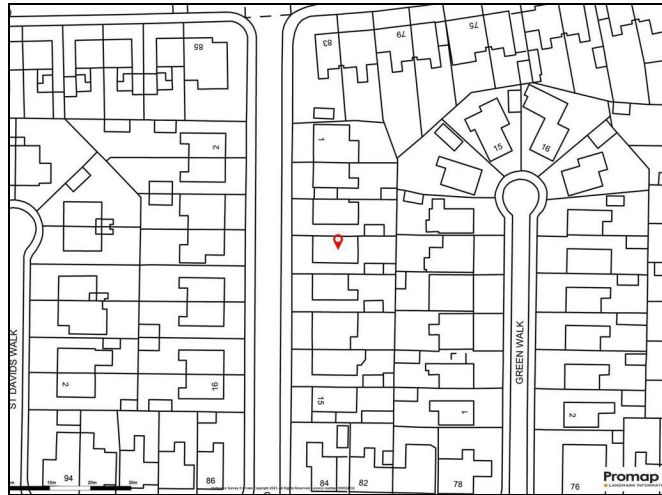
HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

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

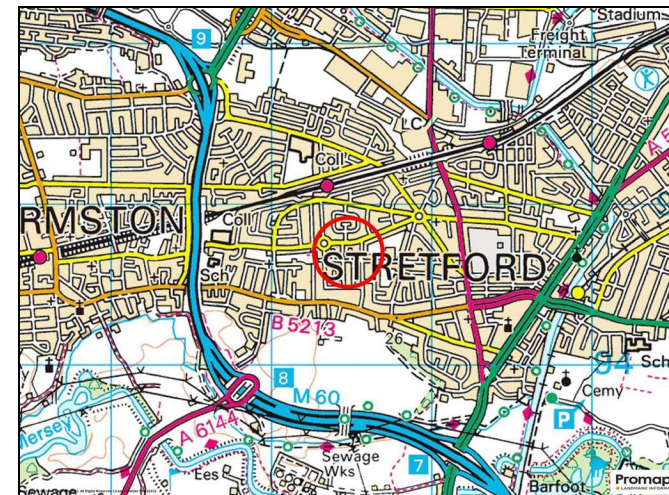
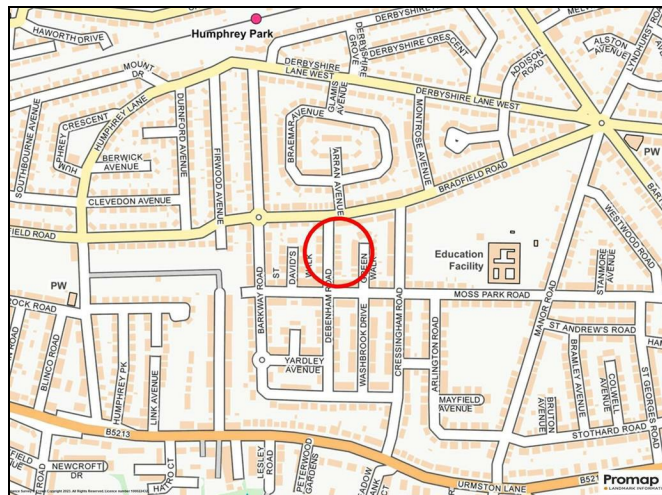


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, head east on School Rd/B5166 towards Hayfield St. Turn left onto Sibson Rd/B5166. Continue to follow B5166 and take Ashfield Rd to Cross St/A56. Continue straight onto Tatton Rd/B5166. Tatton Rd/B5166 turns left and becomes Ashfield Rd. Follow A56 to Sandy Ln in Stretford. Turn right onto Cross St/A56 and continue straight onto Barton Rd/A5181. Turn left onto Sandy Ln and turn left onto Urmston Ln/B5213. Continue on Cressingham Rd. Drive to Debenham Rd. Turn right onto Cressingham Rd then turn left onto Moss Park Rd. Turn right onto Debenham Rd and the destination will be on the right.



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	Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	77	66	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 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

7 Debenham Road Stretford, Manchester, M32 9DQ



****NO CHAIN AND **IN NEED OF SIGNIFICANT IMPROVEMENT** A SUPERBLY PROPORTIONED, EXTENDED, THREE BEDROOMED DETACHED IN NEED OF MODERNISATION. REAR EXTENSION WITH VAULTED CEILING AND VELUX WINDOWS. POPULAR NEIGHBOURHOOD PERFECT FOR SEVERAL OF THE SCHOOLS. AMPLE PARKING. LOVELY GARDENS.**

Hall. WC. Lounge. Large open plan Living Dining Kitchen. Three Bedrooms. Bathroom. Driveway Parking. Garage. Enclosed gardens.

CONTACT SALE 0161 973 6688

£325,000

in detail



A superbly-proportioned, extended, Three Bedroomed Family Detached in need of modernisation which offers excellent family accommodation.

The location is always popular, being within an easy reach of several of the local Schools, Moss Park just down the road and within a reasonable distance to Stretford Metrolink.

The property offers good-sized rooms throughout and has been extended to the ground floor with a full width extension creating a superb open plan kitchen with vaulted ceiling and Velux windows.

In addition to the Accommodation, there is driveway parking, Garage and a lovely rear Garden.

An internal viewing will reveal:

Entrance Porch having a uPVC double glazed front door. Step up to an opaque double-glazed inner door through to the Entrance Hallway.

Entrance Hall having an opaque window to the side elevation. A spindle staircase rises to the First Floor. Door opens to the Sitting Room, Lounge, Breakfast Kitchen and Ground Floor WC. Coved ceiling

Ground Floor WC fitted with a low-level WC and corner wall hung wash hand basin. Opaque window to the side elevation.

Lounge. A well-proportioned Reception Room having a uPVC double glazed bay window to the front elevation. Attractive fireplace feature to the chimney breast. Coved ceiling.

Extended open plan Living Dining Kitchen. A wonderful, large extended Reception Room being open plan to the Kitchen having a part vaulted ceiling with Velux skylight windows. UPVC double glazed French doors open to the rear garden. Coved ceiling. Inset spotlights to the ceiling.

Breakfast Kitchen with plenty of space for a table. The Kitchen itself is fitted with a range of modern white, high gloss finish base and eye level units with worktops over and an inset stainless steel sink unit with mixer tap. Built in electric oven with four ring gas hob and stainless-steel extractor hood over. Ample space for a range of freestanding appliances. UPVC double glazed windows to the side and rear elevations. Cupboard housing the wall mounted Worcester gas central heating boiler.

First Floor Landing having an opaque window to the half landing, door then open to the Three Bedrooms and Bathroom.



Bedroom One. An excellent sized Double Bedroom having a double-glazed bay window to the front elevation. Built in wardrobes to the full length of one wall.

Bedroom Two is another good Double Room with uPVC double glazed window to the rear elevation overlooking the gardens.

Bedroom Three having a uPVC double glazed window to the front. Picture rail surround.

Bathroom fitted with a white suite and chrome fittings, providing a shaped paneled bath with thermostatic shower over, WC, pedestal wash hand basin. Opaque windows to the side and rear elevations. Shape polished chrome heated towel rail radiator. Tiling to the walls and floor.

Outside to the front the property is approached via a gated driveway, this continues down the side leading to the Garage.

There is a lovely enclosed garden to the rear, mostly laid to lawn with paved patio.

A superb family home!

Approx Gross Floor Area = 1180 Sq. Feet
= 109.7 Sq. Metres

