



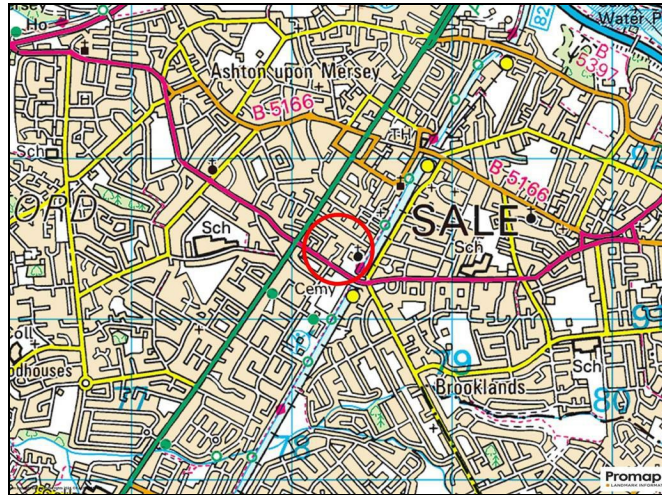
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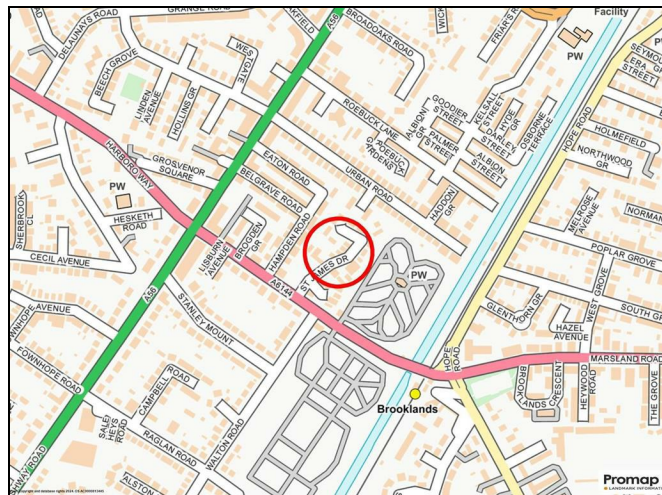


INDEPENDENT ESTATE AGENTS

# location



From our Watersons Sale office, proceed on School Rd/B5166 towards Hayfield St. Turn right onto Sibson Rd/B5166 and turn left onto Washway Rd/A56. Turn left onto Marsland Rd/A6144 and turn left onto St James Dr. The property will be on the left



# 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 <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	85	England & Wales		EU Directive 2002/91/EC	74

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

# 11 St. James Drive Sale, M33 7QX



**'BEST AND FINAL OFFERS, INVITED BY 5PM TUESDAY 21ST MAY'**

**\*\*NO CHAIN\*\* A SUPERBLY PROPORTIONED THREE BEDROOMED DETACHED LOCATED ON THIS SMALL POPULAR MODERN DEVELOPMENT. LOVELY ESTABLISHED GARDEN PLOT. PERFECT FOR SCHOOLS + METROLINK. AMPLE PARKING AND DETACHED GARAGE.**

**Hallway. WC. Lounge. Dining Room. Conservatory. Kitchen. Three good Bedrooms. Two Bath/Shower, one En Suite. Private rear garden. Large Detached Garage.**

**CONTACT SALE 0161 973 6688**

**£485,000**

# in detail



'BEST AND FINAL OFFERS, INVITED BY 5PM TUESDAY 21ST MAY'

A superbly proportioned Three Bedroomed Detached which enjoys good sized rooms throughout.

The location is ideal on this very desirable small modern development perfect for several of the popular Schools, the Metrolink at Brooklands and access to the Canal walks.

In addition to the Accommodation, the property enjoys a beautiful, established Garden Plot, ample parking and a large Detached Garage with electric power and light.

An internal viewing will reveal:

Entrance Hall. Having a uPVC double glazed composite front door. Staircase rising to the First Floor with useful under stairs storage. Working Acorn stairlift, which can be removed if unwanted. Doors then open to the Lounge, Kitchen and WC.

WC. Fitted with a WC. Wash hand basin. Opaque window to the front.

Lounge. A well proportioned reception room having a uPVC double glazed angled bay window to the front. Fireplace feature to one wall. Coved ceiling. Opening to the Dining Room.

Dining Room. Another good sized room having a set of sliding patio doors opening to the Conservatory. Door to the Kitchen.

Conservatory, a superb additional space having windows to three elevations and a set of French doors opening to the gardens.

Kitchen. The kitchen is fitted with a range of base and eye level units with chrome cup handles and worktops over and inset sink with 'spray' mixer tap. Built in oven with four ring ceramic hob and extractor hood over. Integrated dishwasher. Space and plumbing suitable for a washing machine. UPVC double glazed windows to the rear overlooking the gardens. Opaque composite door opens to outside.

First Floor Landing. Doors provide access to the Three Bedrooms and Bathroom.

Bedroom One. A well proportioned double bedroom having a uPVC double glazed window to the front. Built in wardrobes. Door to the En suite.

En Suite Shower, fitted with a suite comprising of: Enclosed shower cubicle, WC, wash hand basin. Opaque uPVC double glazed window to the side.

Bedroom Two. Another good double bedroom having a uPVC double glazed window to the rear elevation providing views over the Gardens. Built in wardrobe.



Bedroom Three. Having a uPVC double glazed window to the rear overlooking the gardens.

Bathroom. Fitted with a suite comprising of panelled bath. Wash hand basin. WC. Opaque uPVC double glazed window to the front elevation. Part tiled walls. Built in cupboard houses the combination gas central heating boiler.

Outside, to the front the property enjoys a lovely well stocked deep border frontage with adjacent driveway providing ample off street Parking.

To the rear the property enjoys a good sized private established Rear Garden, mostly laid to lawn with borders.

To one side of the garden is a large 20' brick built Garage with up and over door to the front and electric power and light.

Such a convenient place to live!

- Freehold  
- Council Tax Band E

Approx Gross Floor Area = 1122 Sq. Feet  
(Excluding Garage) = 104.3 Sq. Metres

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