



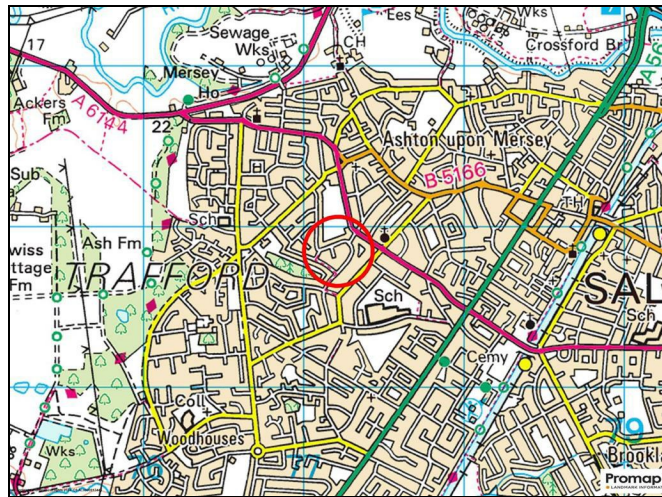
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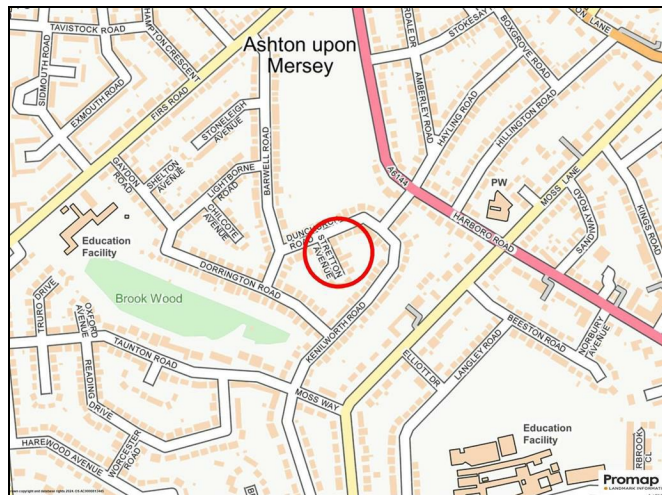


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale office, proceed on School Rd/B5166. Turn right onto Sibson Rd/B5166 and turn left onto Washway Rd/A56. Turn right onto Harboro Way/A6144 and turn left onto Kenilworth Rd. Turn right onto Dunchurch Rd and and turn left onto Stretton Ave. 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 ₂) Rating		Current	Potential
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		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

1 Stretton Avenue Sale, M33 5EG



****NO CHAIN** A WONDERFUL TWO DOUBLE BEDROOMED DETACHED BUNGALOW WHICH ENJOYS SUPERB ESTABLISHED GARDENS. VERY DESIRABLE CUL DE SAC LOCATION.**

Porch. Hallway. Large Lounge. Breakfast Kitchen. Conservatory. Two Dbl Bedrooms. Shower Room. Ample Parking. Integral Garage. Impressive Gardens. RARELY COME ON THE MARKET!

CONTACT SALE 0161 973 6888

£575,000

in detail



A superbly proportioned Two Double Bedroomed Detached Bungalow which offers excellent accommodation.

The property is ideally situated on on this very desirable cul de sac within this extremely popular neighbourhood.

Externally, there is ample Parking to the front, Integral Garage and an impressive established private garden plot.

An internal viewing will reveal:

Entrance Porch. Having a leaded uPVC double glazed front door. Further opaque uPVC double glazed inner door through to the Entrance Hallway.

Entrance Hallway. Having doors providing access to the Lounge, Breakfast Kitchen, Two Bedrooms and Shower Room. Loft Access Point.

Lounge. An excellent sized reception room having a wide angled leaded uPVC double glazed bay window to the front elevation. Attractive fireplace feature to one wall. Coved ceiling.

Breakfast Kitchen. A lovely extended Kitchen space fitted with a range of modern base style of units with worktops over with inset stainless steel mixer unit with mixer tap. Built in electric oven with inset four ring ceramic hob with extractor hood over. Ample space for additional free standing appliances. uPVC double glazed window to the rear elevation providing lovely views over the Gardens. uPVC double glazed door and window open to the Conservatory and a further door opens to the integral Garage.

Conservatory. A great addition to the property having uPVC double glazed windows to three elevations and a set of uPVC double glazed French doors opening out to the Garden.

Bedroom One. A well proportioned double bedroom having a leaded angled bay uPVC double glazed window to the front elevation. Built in wardrobes.

Bedroom Two. Used as a Dining Room, another excellent sized room having two uPVC double glazed windows to the rear elevation providing fabulous views over the rear Garden.

Shower Room. Fitted with a contemporary white suite with chrome fittings comprising of large walk in shower enclosure. Wash hand basin. WC. Built in bathroom storage cabinet. Wall mounted polished chrome towel rail radiator. Opaque uPVC double glazed window to the rear elevation. Inset spotlights to the ceiling.

Integral Garage. Having double doors to the front. Opaque window to the side elevation. Wall mounted Valient central heating boiler.

Outside the property is approached via a driveway providing ample off street parking.

The gardens are a wonderful feature of the property being of an excellent size and well established.

They very rarely come for sale on this road!

