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INDEPENDENT ESTATE AGENTS

location



Head east on School Rd/B5166 towards Hayfield St. Turn left onto Sibson Rd/B5166. Turn right onto School Rd/B5166. Turn right onto Derbyshire Rd. Go through 1 roundabout 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
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		81	60
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 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

38 Derbyshire Road South Sale, M33 3JW



A SUPERB FOUR BEDROOMED SEMI DETACHED FAMILY HOME WHICH IS IDEALLY POSITIONED CLOSE TO SEVERAL OF THE POPULAR SCHOOLS INC SALE GRAMMAR, SALE MOOR VILLAGE AND WALKDEN GARDENS. DRIVEWAY PARKING. ENCLOSED REAR GARDEN.

Hallway. WC. Lounge. Dining Room. Breakfast Kitchen. Four Bedrooms. Bathroom. Ample parking. Garage. Private rear garden. Energy Rating: C

CONTACT SALE 0161 973 6688

£500,000



A superbly proportioned Four Bedroomed Semi-Detached which offers excellent family accommodation.

Internally there is neutral re-decoration, engineered wood flooring and modern Kitchen and Bathroom fittings.

The location is really popular being close to several of the Local Schools including Sale Grammar, Sale Town Centre, Sale Moor Village and Walkden Gardens is just down the road.

In addition to the accommodation there is ample Off Street Parking, Detached Garage and Private, broadly west facing rear Garden.

An internal viewing will reveal:

Entrance Hallway. Having a leaded and opaque stained panelled front door with opaque leaded and stained double glazed window to one side. Staircase rising to the First Floor. Doors then provide access to the Lounge, Dining Room, Ground Floor WC and Breakfast Kitchen. Engineered wood flooring. Coved ceiling.

Lounge. A well proportioned Reception Room having a uPVC double glazed French doors opening out onto the Gardens. Attractive fireplace feature to one wall. Coved ceiling. Continuation of Engineered wood flooring.

Dining Room. Another good sized Reception Room having a wide angled uPVC double glazed leaded bay window to the front elevation. Additional uPVC double glazed leaded window to the side elevation. Continuation of Engineered wood flooring. Attractive fireplace feature to the chimney breast. Coved ceiling.

Breakfast Kitchen. A good sized Kitchen with plenty of space for a table. The kitchen itself is fitted with a range of modern base style of units with chrome t-bar handles and worktops over with inset one and a half bowl stainless steel sink with mixer tap. Built in NEFF electric double oven with four ring gas hob and stainless steel extractor hood over. Integrated fridge freezer and dishwasher. Ample space suitable for a washing machine. uPVC double glazed window to the rear and side elevation and an opaque uPVC double glazed door leads to outside. Inset spotlights to the ceiling. Tiled floor. Floor mounted 'FeroLi' gas central heating boiler concealed in one of the cupboards.

First Floor Landing. Having a stained and leaded opaque uPVC double glazed window to the half landing. Doors then provide access to the Four Bedrooms and Bathroom. LED spotlights.

Bedroom One. An excellent sized double bedroom having a wide angled uPVC double glazed leaded bay window to the front elevation. Built in wardrobes to the length of one wall.



Bedroom Two. Another good double room having a uPVC double glazed window to the rear elevation overlooking the Gardens. Built in wardrobes.

Bedroom Three. Having a uPVC double glazed window to the front elevation. Built in wardrobes.

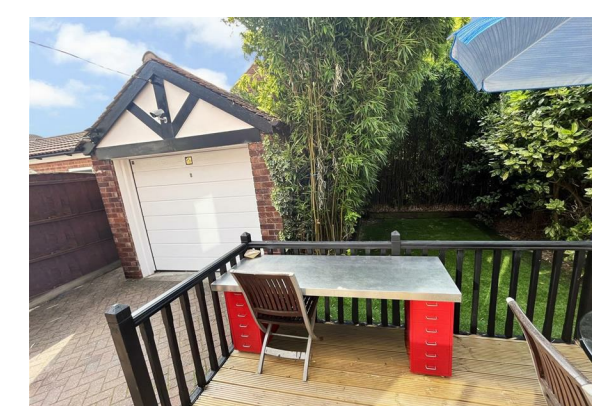
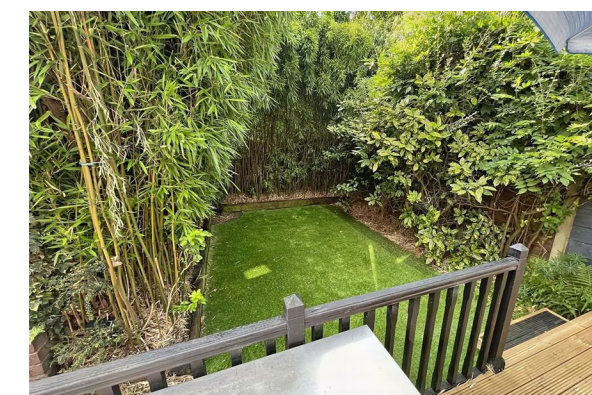
Bedroom Four. Having a uPVC double glazed window to the rear elevation overlooking the Gardens.

Bathroom. Fitted with a white suite with chrome fittings comprising of panelled bath, separate enclosed shower cubicle with thermostatic shower. WC. Wash hand basin. Tiled floor. Two opaque uPVC double glazed windows to the side elevation.

Outside, to the front the property is approached via a block paved driveway providing ample parking. There is a timber gate at the side leading to the rear garden and Detached Garage.

The rear garden is broadly west facing and having a decked patio area leading to an area of artificial lawn with bamboo screening.

Always a very convenient place to live!



Approx Gross Floor Area = 1260 Sq. Feet
= 116.80 Sq. Metres

