



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

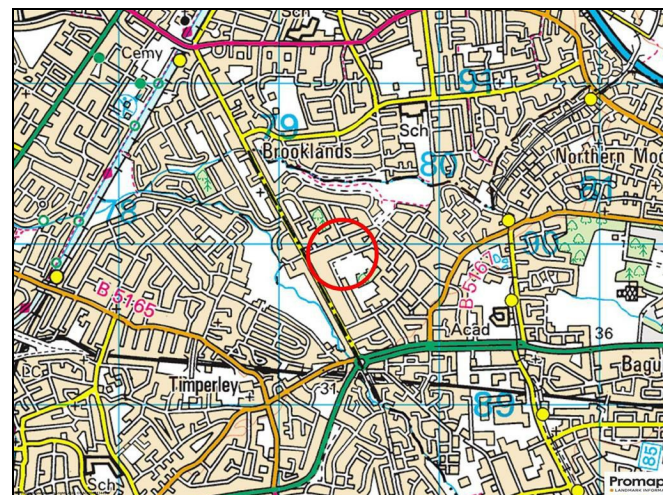
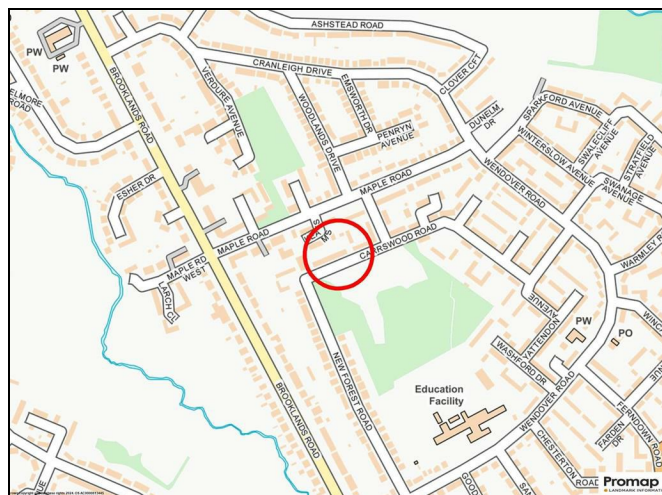


INDEPENDENT ESTATE AGENTS

location



Head east on School Rd/B5166 towards Hayfield St. Sharp right onto Sibson Rd/B5166 and turn left onto Washway Rd/A56. Turn left onto Marsland Rd/A6144 and turn right onto Brooklands Rd and turn right onto Maple Rd. Turn right onto Stancross Rd and then right onto Carrswood Rd. The property 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		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.



WATERSONS

INDEPENDENT ESTATE AGENTS

76 Carrswood Road Manchester, M23 9HQ



****NO CHAIN** A SUPERB, MUCH UPGRADED AND IMPROVED, THREE BEDROOMED MODERN MEWS PROPERTY WITH PARKING AND GARDENS. IDEAL LOCATION WITH OPEN ASPECT TO THE FRONT OVER FIELDS. CLOSE TO LOCAL SHOPS. RE FITTED KITCHEN + BATHROOMS.**

Hall. Lounge with French doors. Contemporary re fitted Kitchen. Three Bedrooms. Two Bath/Shower rooms, one En Suite. Driveway Parking. Established rear garden.

CONTACT SALE 0161 973 6688

£295,000

in detail



A well proportioned Three Bedroomed Mews Property which has been upgraded and improved throughout.

Superb position on this popular road which enjoys a wonderful open aspect over fields to the front.

Internally there is neutral re decoration and replacement Contemporary kitchen and bathroom fittings.

The property is well positioned within easy reach of Sale Town Centre, Timperley Village, Altrincham, and within easy reach of the motorway networks.

There are some local shops and public transport conveniently placed just around the corner.

An internal viewing will reveal:

Entrance Hall. Having a uPVC double glazed front door. Staircase rises to the First Floor. Opening into the Lounge and a large opening into the Kitchen.

Kitchen. Refitted with an extensive range of contemporary handleless base style of units with worktops over and inset sink unit with mixer tap. Integrated appliances include oven, hob, microwave, fridge freezer and washing machine. Wall mounted gas central heating boiler concealed in one of the cupboards. uPVC double glazed window to the front elevation over the open green at the front. Inset spotlights.

Lounge. A superb large reception room having a set of uPVC double glazed French doors opening out onto the rear Garden. Coved ceiling. Useful understairs storage cupboard.

First Floor Landing. Having doors providing access to the Three Bedrooms and Bathroom.

Bedroom 1. A well proportioned double bedroom having a uPVC double glazed window to the front elevation providing lovely views over the open green in front. Built in wardrobes with sliding mirrored doors. Door opens to the En Suite Shower Room. Loft access point.

En Suite Shower Room. Refitted with a contemporary white suite comprising of enclosed shower cubicle with thermostatic shower. Vanity



sink unit. Shaped oversized sink with mixer tap. WC. Wall mounted towel rail radiator. Inset spotlights to the ceiling.

Bedroom 2. Another good sized double room having a uPVC double glazed window to the rear elevation overlooking the Gardens.

Bedroom 3. having a uPVC double glazed window to the rear elevation overlooking the Gardens.

Bathroom. Refitted with a contemporary white suite with chrome fittings comprising of shaped panelled with thermostatic shower over and fitted glass shower screen. WC. Wash hand basin. Wall mounted heated polished chrome rail radiator.

Outside to the front the property has ample off street parking.

To the rear the property enjoys a lovely established lawned garden.

NO CHAIN!

Approx Gross Floor Area = 733.9 Sq. Feet
= 68.2 Sq. Metres

