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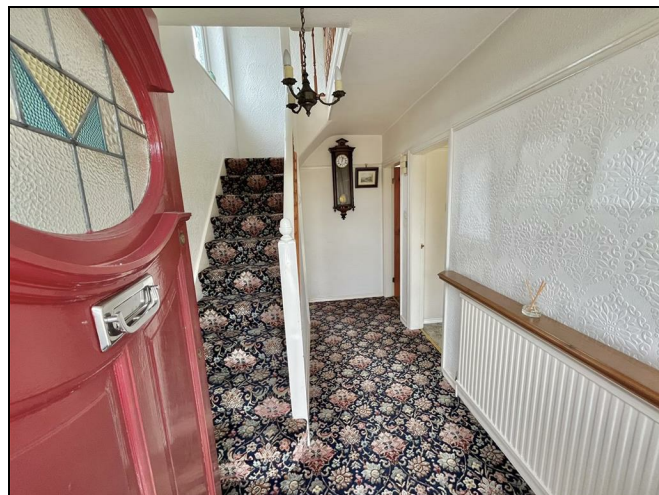


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, continue out of the one way system on School Road/B5166 and take a sharp left onto Sibson Road/B5166. Continue to follow the road round onto Springfield Road and at the traffic lights, turn right back onto School Road/B5166 and proceed along for 0.9 miles. Turn right to stay on the B5166 and then turn right at the 1st cross street onto Baguley Road/A6144/B5166. Continue to follow Baguley Road/B5166. Turn right onto Cranston Drive and then turn left to stay on Cranston Drive and the property will be found on the right hand side.



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 Cranston Drive Sale, Greater Manchester, M33 2PB



****NO CHAIN**A SUPERBLY PROPORTIONED THREE BEDROOMED SEMI DETACHED WHICH OFFERS GOOD SIZED ROOMS THROUGHOUT. CORNER POSITION WITH GARDENS TO THREE SIDES. IDEAL LOCATION FOR SALE MOOR VILLAGE/SCHOOLS.**

Porch. Hall. GF Shower room. Sitting Room. Lounge. Morning Room. Kitchen. Three Bedrooms. Bathroom + Sep WC. Excellent sized Gardens. Attached Garage. Driveway parking

CONTACT SALE 0161 973 6688

£395,000

in detail



A superbly proportioned Three Bedroomed Semi-Detached which offers excellent-sized rooms throughout.

The location is very convenient, close to Local Shops, several Schools and within an easy reach of Sale Moor Village.

Internally the property, albeit a well kept family home, is ready for some general updating and perfect for a buyer wanting to stamp their own mark!

In addition to the Accommodation, the property enjoys a great sized plot with gardens to three sides, Attached Garage and Driveway Parking.

An internal viewing will reveal:

Entrance Porch, having a uPVC double glazed front door. Step-up to an original, leaded and stained, panelled inner door with matching leaded and stained glass windows flanking both sides and above.

Entrance Hallway, having a spindled staircase rising to the First Floor with useful understairs storage. Doors then provide access to the Lounge, Sitting Room, Morning Room and Ground Floor Shower Room.

Sitting Room. A well-proportioned Reception Room, having a uPVC double glazed, bay window to the front elevation. Fireplace feature to the chimney breast. Picture rail surround.

Lounge. Another good-sized Reception Room, having a leaded, uPVC double glazed door with windows flanking both sides opening out onto the rear Garden. Picture rail surround. Attractive fireplace feature to the chimney breast.

Ground Floor Shower Room, fitted with a suite, comprising of: large, shower enclosure with thermostatic shower, vanity sink unit, WC. Wall-mounted, heated, polished, chrome towel rail radiator. Tiled floor. Tiled walls.

Morning Room, having a leaded, uPVC double glazed, square bay window to the side elevation. Useful, built-in cupboards. Door through to the Kitchen.

The Kitchen is fitted with a range of base and eye-level units with worktops over and inset, one and a half bowl sink unit with mixer tap. Built-in, electric, double oven with four ring gas hob and extractor hood over. Integrated fridge. Integrated washing machine. Wall-mounted, 'Worcester', gas central heating boiler. Leaded, uPVC double glazed window to the rear and side elevation providing views over the Gardens and an opaque, uPVC double glazed door opens to outside.

First Floor Landing, having an opaque, uPVC double glazed window to the Half Landing. Spindled balustrade to the return of the staircase opening. Doors then provide access to the Three Bedrooms, Bathroom and Separate WC.



Bedroom One. A well-proportioned Double Bedroom, having a uPVC double glazed, bay window to the front elevation.

Bedroom Two. Another good-sized Double Bedroom, having a leaded, uPVC double glazed window to the rear elevation providing views over the rear Garden.

Bedroom Three, having windows to the front and side elevation.



The Bathroom is fitted with a suite, comprising of: panelled bath with electric shower over with fitted glass shower screen, wash hand basin. Tiled walls. Wall-mounted, heated towel rail radiator. Opaque, uPVC double glazed window to the rear elevation.

Separate WC, fitted with a low-level WC. Opaque, uPVC double glazed window to the side.

Outside, the property is approached via a gated driveway providing ample parking. This then leads to the attached garage and a further pathway leads down the side.

The property enjoys a lovely corner position with established gardens to three sides. There is a paved rear garden along with a large lawned garden at the side of the property with borders surrounding.



Such a convenient place to live!
Council Tax Band - D

Approx Gross Floor Area = 1137 Sq. Feet
= 105.6 Sq. Metres

