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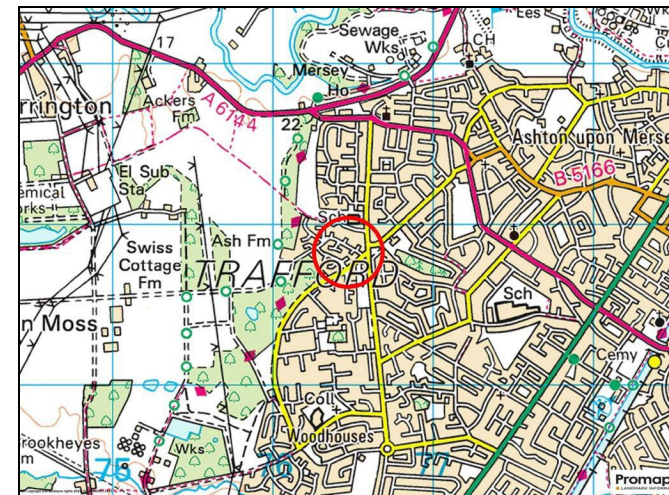
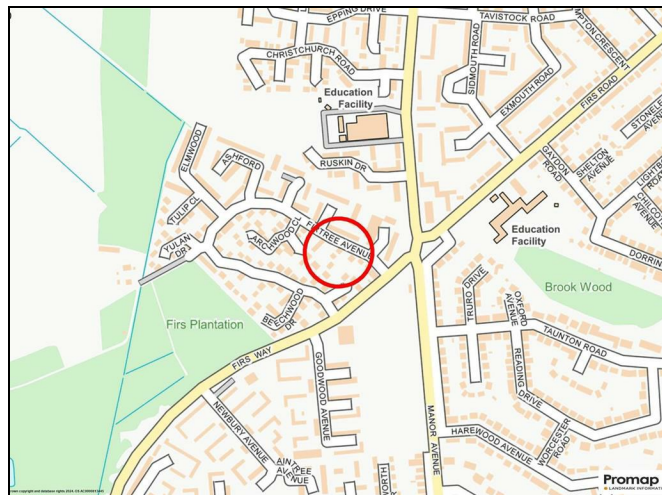


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale office, proceed on School Rd/B5166 towards Hayfield St and turn right onto Sibson Rd/B5166. Turn left onto Washway Rd/A56 then right onto Harboro Way/A6144. At the roundabout, take the 1st exit onto Firs Rd. At the roundabout, take the 1st exit onto Manor Ave then take the 2nd exit onto Firs Way. Turn right onto Firtree Ave and then left onto Briar Cl The property will be on the right



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3 Briar Close Sale, M33 5RG



A STYLISH, COMPREHENSIVELY UPGRADED AND EXTENDED, TWO BEDROOMED SEMI-DETACHED FAMILY HOME. LARGE GROUND FLOOR EXTENSION. CONTEMPORARY KITCHEN + BATHROOM. POPULAR LOCATION. DRIVEWAY PARKING. GARDENS.

Hall. Lounge. Stunning open plan Living Dining Kitchen. Utility Room. WC. Two Bedrooms. Stylish Bathroom. Driveway. Landscaped rear Garden.

CONTACT SALE 0161 973 6688

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			87
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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 that 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.

£350,000

in detail



A stylish Two Bedroomed Semi Detached which has been comprehensively upgraded and significantly extended, offering superb accommodation.

There are good sized rooms throughout along with neutral re decoration, Contemporary design Kitchen and Bathroom fittings and replacement floor coverings.

The location is really popular being close to several of the Local Schools and within an easy reach of Sale.

In addition to the accommodation there is ample driveway parking and lovely enclosed landscaped rear garden.

An internal viewing will reveal:

Entrance Hall. Having a opaque uPVC double glazed front door. Door to the Lounge. UPVC double glazed window to the side.

Lounge. A superb large reception room having a uPVC double glazed window to the front elevation. Staircase rises to the First Floor. Doors open to the Open Plan Living Dining Kitchen.

Open Plan Living Dining Kitchen. A fabulous large extended space perfect for modern family living. The room has a part vaulted ceiling with two skylight Velux windows and a set of uPVC double glazed French doors opening out onto the rear garden. The Kitchen itself is fitted with an extensive range of base and eye level units with worktops over and inset one and a half bowl stainless steel sink unit with mixer tap. Useful breakfast bar area. Inset four ring Bosch induction hob with extractor hood over. Integrated stainless steel fronted electric oven. Integrated dishwasher. Ample space for a tall fridge freezer unit. Door provides access to the Utility Room.

Utility Room. Fitted with base and eye level units with worktops over and space suitable for a washing machine and dryer. Wall mounted Worcester gas central heating boiler. Opaque uPVC double glazed window to the side elevation. Sliding door through to the Ground Floor WC. Tiled floor.

Ground Floor WC. Fitted with a low level WC. Corner hung wash hand basin. Opaque uPVC double glazed window to the front elevation. Continuation of the tiled floor.

First Floor Landing. Having a uPVC double glazed window to the side elevation. Doors then open to the Two Bedrooms and Bathroom. Loft access point.

Bedroom One. An excellent size double room having a uPVC double glazed window to the front elevation. Door opens to useful storage cupboard above the stairwell.

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



Bathroom. Refitted with a contemporary suite comprising of panelled bath with thermostatic shower over and fitted glass shower screen. Vanity sink unit. WC. Wall mounted heated polished chrome towel rail radiator. Tiled walls. Opaque uPVC double glazed window to the rear elevation. Inset LED spotlights.

Outside the property enjoys a deep frontage with long driveway providing ample off street parking.

To the rear the property enjoys a lovely landscaped rear garden.

Always popular houses!

Approx Gross Floor Area = 876 Sq. Feet
= 81.5 Sq. Metres

