



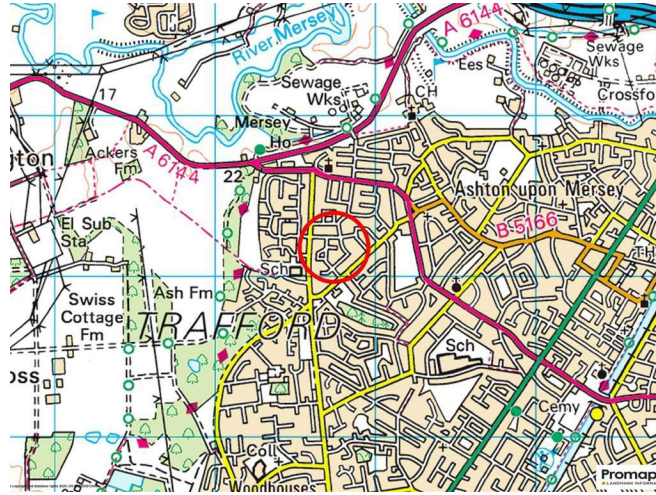
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INDEPENDENT ESTATE AGENTS

location



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	EU Directive 2002/91/EC	85	70

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.



WATERSONS

INDEPENDENT ESTATE AGENTS

1 Falmouth Avenue , Sale, M33 5FY



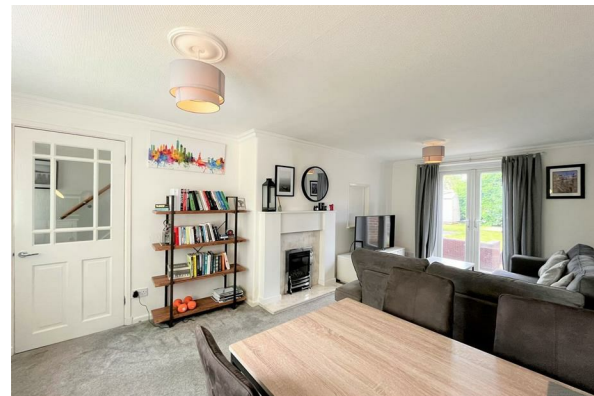
****NO CHAIN**** A SUPERBLY PROPORTIONED TWO BEDROOMED FAMILY HOME WHICH ENJOYS A LOVELY POSITION WITH GOOD SIZED PLOT. AMPLE DRIVEWAY PARKING. SUPERB PRIVATE REAR GARDEN.

PORCH. HALL. LOUNGE/ DINING ROOM WITH FRENCH DOORS. KITCHEN. UTILITY ROOM. TWO GOOD-SIZED BEDROOMS. BATHROOM. LOVELY PRIVATE REAR GARDEN. DRIVEWAY PARKING.

CONTACT SALE 0161 973 6688

£275,000

in detail



A superbly proportioned Two Double Bedroomed Family Home which enjoys excellent-sized rooms throughout. Internally, there is neutral re-decoration and modern Kitchen and Bathroom fittings.

In addition to the Accommodation the property enjoys a good sized plot with ample driveway parking and a lovely, established private rear garden.

The location is popular, being within an easy reach of several of the Local Schools and Ashton on Mersey Village.

An internal viewing will reveal:

Entrance Porch with uPVC double glazed front door and windows to the front and side.

Hallway, having a staircase rising to the first floor. Doors then open to the Lounge and Kitchen.

Lounge and Dining room. An excellent sized reception room having a uPVC double glazed window to the front. UPVC double glazed French doors open to the gardens. Fireplace feature to one wall.

Kitchen, Fitted with a range of modern base and eye level units with worktops over and inset stainless steel sink unit. Ample space for a range of appliances. UPVC double glazed window to the rear overlooking the gardens. Door to the inner hallway.

Inner hallway, having a uPVC double glazed door to the front. Door to a useful storage cupboard and a further door to the utility.

Utility, having space and plumbing suitable for a washing machine. Wall mounted gas central heating boiler. UPVC double glazed window to the rear.

First floor landing. Having doors opening to the Two Bedrooms and Shower room. UPVC double glazed window to the side.

Bedroom One. A superb large double room having three uPVC double glazed windows to the front. Door opens to useful wardrobe cupboard.

Bedroom Two, Another good sized room having a uPVC double glazed window to the rear overlooking the gardens.

Shower Room. Fitted with a Contemporary white suite comprising of: Large shower cubicle. WC. Twin drawer vanity sink unit. Opaque uPVC double glazed window to the rear.

Outside the property enjoys a good sized plot with ample driveway parking. This continues down the side and via a wrought iron gate leads to the gardens.

The garden is an excellent size, having two patio areas either side of the main lawned garden. Useful garden Summer house.

Always popular properties!



Approx Gross Floor Area = 786 Sq. Feet
= 73.1 Sq. Metres

