



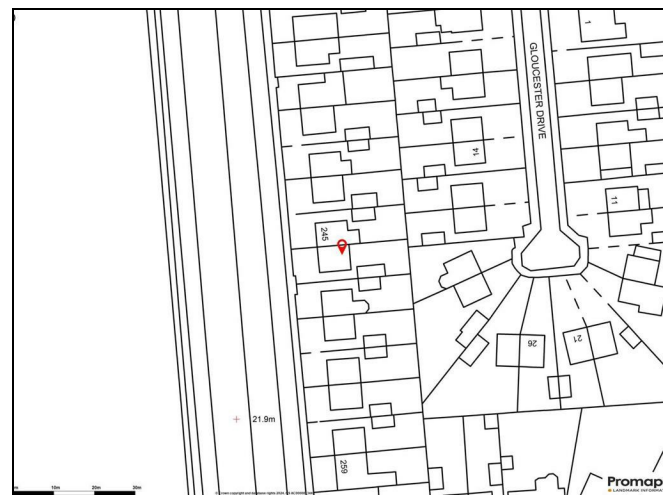
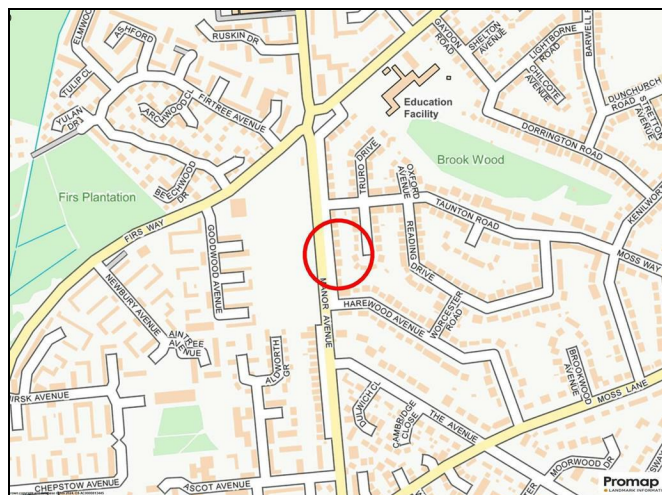
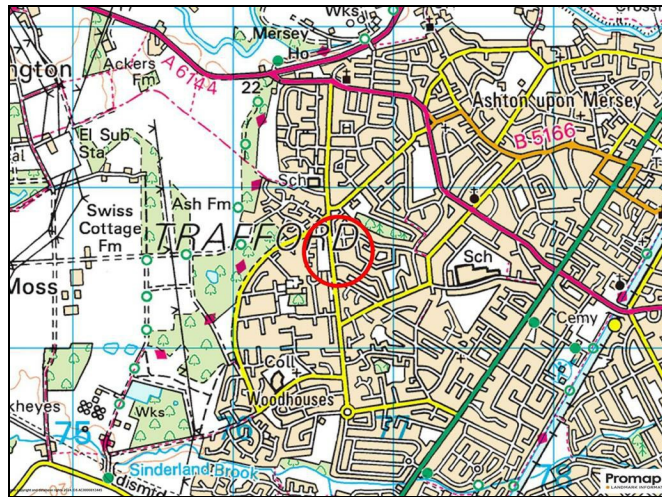
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INDEPENDENT ESTATE AGENTS

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 | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 62 | |
| (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 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

247 Manor Avenue

Sale, M33 4NP



****NO CHAIN** A GOOD SIZED THREE BEDROOMED SEMI DETACHED WHICH ENJOYS A LOVELY OPEN ASPECT TO THE FRONT OVER PLAYING FIELDS. SUPERB ENCLOSED REAR GARDEN. IDEAL LOCATION CLOSE TO SEVERAL SCHOOLS.**

Porch. Hall. Lounge. Dining Room. Kitchen. Three Bedrooms. Bathroom. Driveway parking. Established gardens. Garage.

CONTACT SALE 0161 973 6688

£380,000

in detail



NO ONWARD CHAIN!

A good-sized, Three Bedroomed Semi-Detached which offers well-proportioned Family Accommodation.

The property enjoys a lovely position with an open aspect to the front over Playing Fields.

This location is very convenient being close to Local Shops and several of the Local Schools including Ashton on Mersey Secondary.

In addition to the Accommodation there is Driveway Parking, Garage and lovely rear Garden.

An internal viewing will reveal:

Entrance Porch having UPVC double glazed front door with window to one side. Opaque, glazed door through to the Entrance Hallway.

Entrance Hall having an opaque window to the side elevation. Doors provide access to the Lounge and Kitchen. A further door opens to useful under stairs storage space. Staircase rising to the First Floor.

Lounge. An excellent-sized Reception Room having an angled, double glazed bay window to the front elevation. Opening into the Dining Area.

Dining Area having a UPVC double glazed window to the rear elevation providing lovely views over the Garden.

The Kitchen is fitted with a range of modern base and eye-level units with polished chrome handles and worktops over with inset, one-and-a-half bowl stainless steel sink unit with mixer tap. Ample space for a whole range of freestanding appliances. Ceramic tiling to the return of the worksurface area. Tiled floor. UPVC double glazed window to the rear elevation providing lovely views over the Garden. Door opens to a shallow storage cupboard which also houses the electrics. Opaque, UPVC double glazed door opens to the side.

First Floor Landing having an opaque, UPVC double glazed window to the side elevation. Doors then open to the Three Bedrooms, Bathroom and Separate WC, Loft access point.

Bedroom One. A well-proportioned Double Bedroom having an angled, double glazed bay window to the front elevation which provides open views over the Playing Fields.

Bedroom Two. Another good Double Bedroom having a UPVC double glazed window to the rear elevation overlooking the Gardens.



Bedroom Three having a UPVC double glazed window to the front elevation which provides views over the Playing Fields. Door opens to useful storage cupboard which also houses the 'Worcester', gas central heating boiler.

Bathroom, fitted with a contemporary white suite with chrome fittings comprising of: 'P' shaped panelled bath with electric shower over and fitted glass shower screen, pedestal wash hand basin. Opaque, UPVC double glazed window to the rear elevation. Part-tiled walls. Inset spotlights to the ceiling.

Separate WC fitted with a low-level WC. Tiled walls. Opaque, UPVC double glazed window to the side elevation.

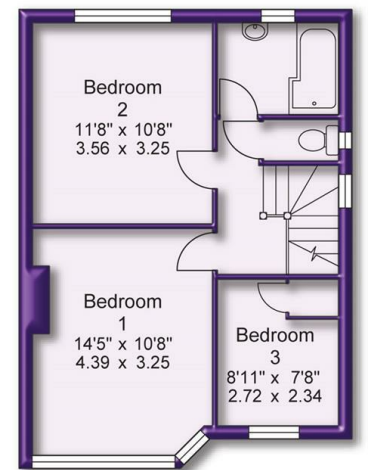
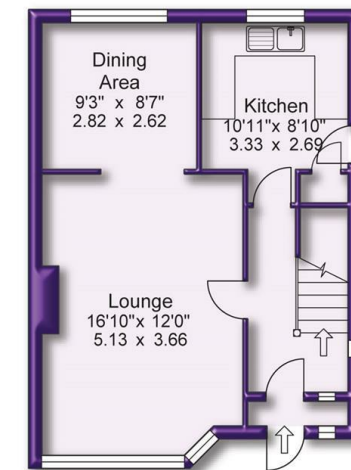
Outside to the front, the property is approached via a Driveway which provides Off Street Parking; this continues via wrought iron gates down the side of the property leading to the Gardens and Detached Garage.

To the rear, the property enjoys a lovely enclosed Garden which has a paved Patio Area leading to the main area of lawn with borders all on one side.

An excellent Family Home offered For Sale with no onward chain!



Approx Gross Floor Area = 908 Sq. Feet
= 84.17 Sq. Metres



Ground Floor

First Floor

