



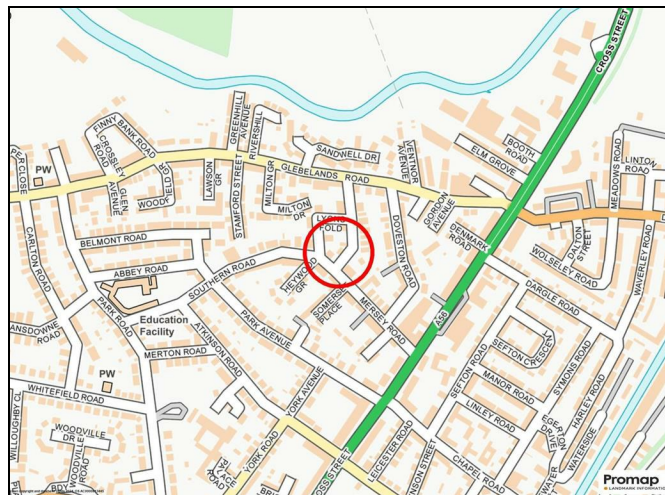
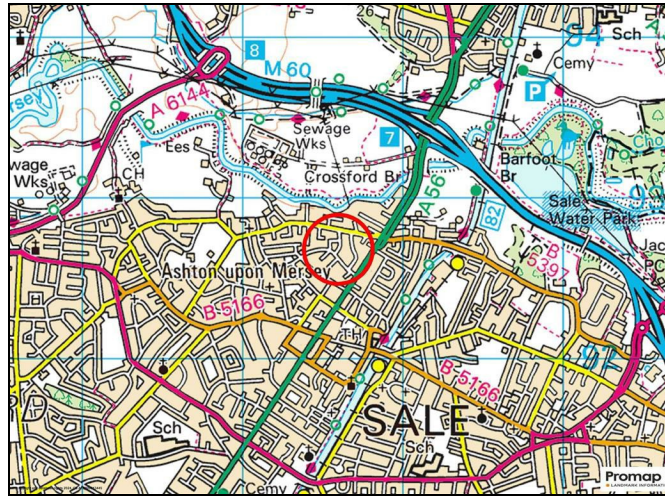
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INDEPENDENT ESTATE AGENTS

# 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			84
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.



INDEPENDENT ESTATE AGENTS

# 51A Mersey Road Sale, M33 6HN



**\*\*NO CHAIN\*\* AN IMMACULATE, COMPREHENSIVELY REFURBISHED, THREE BEDROOMED SEMI DETACHED LOCATED WITHIN THIS POPULAR NEIGHBOURHOOD CLOSE TO SCHOOLS/TOWN CENTRE. CONTEMPORARY KITCHEN AND BATHROOM FITTINGS. DRIVEWAY, INTEGRAL GARAGE + GARDENS.**

**Porch. WC. Lounge. Dining Room. Kitchen. Three good sized Bedrooms. Bathroom. Gated Driveway. Integral Garage. Enclosed rear garden. Energy Rating: C**

**CONTACT SALE 0161 973 6688**

**£450,000**

# in detail



An immaculate, comprehensively refurbished, Three Bedroomed Semi Detached which offers good sized rooms throughout.

The property offers plenty of accommodation as well as having ample Driveway parking, Integral Garage and lovely enclosed rear Garden.

Internally there is neutral re-decoration throughout, replacement floor coverings and modern Kitchen and Bathroom fittings.

The location is ideal being close to Sale and Ashton on Mersey Village, Local Shops and several of the popular Schools.

An internal viewing will reveal:

Entrance Porch. Having a uPVC double glazed front door and windows. Door to the Lounge.

Lounge and Dining Room. A Well proportioned through reception room having a uPVC double glazed window to the front. UPVC double glazed door and window open to the gardens. Staircase rises to the first floor. Doors then open to the WC, Kitchen and Integral Garage.

Ground Floor WC fitted with a low-level WC. Wash hand basin.

Kitchen, fitted with a range of white handleless base and eye-level units with worktops over with inset sink unit with mixer tap, built-in stainless steel fronted electric double oven with microwave above. Inset four ring gas hob and stainless steel extractor hood over. Ample space for a host of further freestanding appliances. UPVC double glazed window to the rear elevation overlooking the gardens.

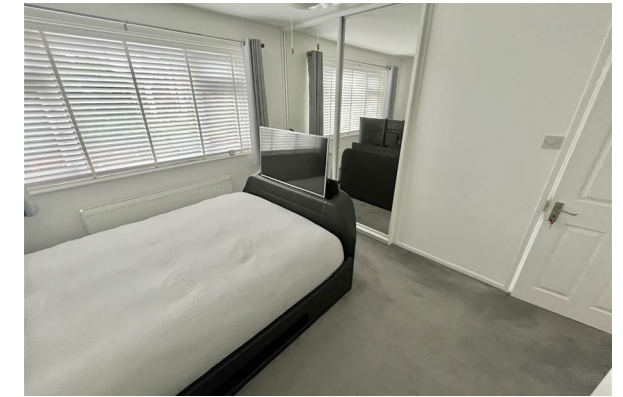
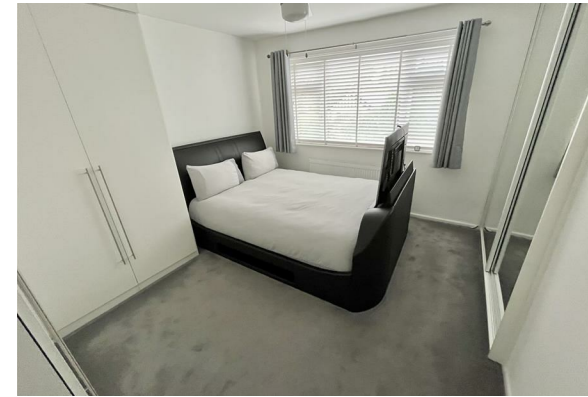
First Floor Landing, having doors providing access to the Three Bedrooms and Bathroom, Loft access point.

Bedroom One, a good sized Double Bedroom having Two uPVC double glazed window to the front elevation. Built in wardrobes.

Bedroom Two, another good sized room having a uPVC double glazed window to the front elevation. Built in wardrobes across one wall, middle section concealing a vanity sink unit.

Bedroom Three, a larger than average thirs bedroom having a uPVC double glazed window to the front elevation.

Bathroom, fitted with a suite comprising of: panelled bath with tshower mixer attachment, WC, vanity sink unit. Opaque, uPVC double glazed window to the rear



elevation.

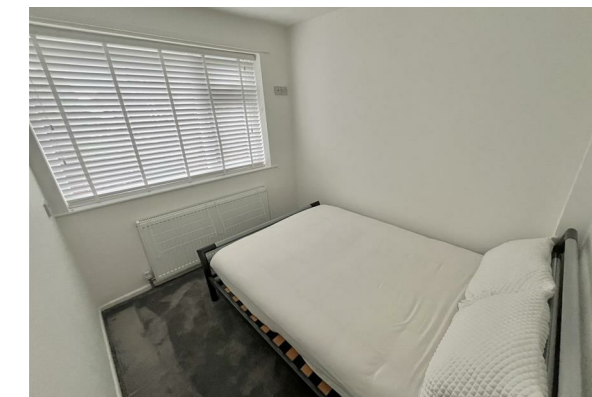
Integral Garage, having an electronically operated roller door to the front. Wall mounted gas central heating boiler.

To the front the property is approached via wrought iron gates onto a driveway providing ample off street parking this then leads to the Garage. There is a wrought iron gate at the side leading to the rear garden.

To the rear there is a lovely enclosed garden, having a composite decked area and easy maintenance artificial lawn!

Literally ready to move into!

LEASEHOLD 999 YEARS FROM 1967, 942 YEARS LEFT  
COUNCIL TAX BAND C TRAFFORD



Approx Gross Floor Area = 1035 Sq. Feet  
= 96.2 Sq. Metres

