



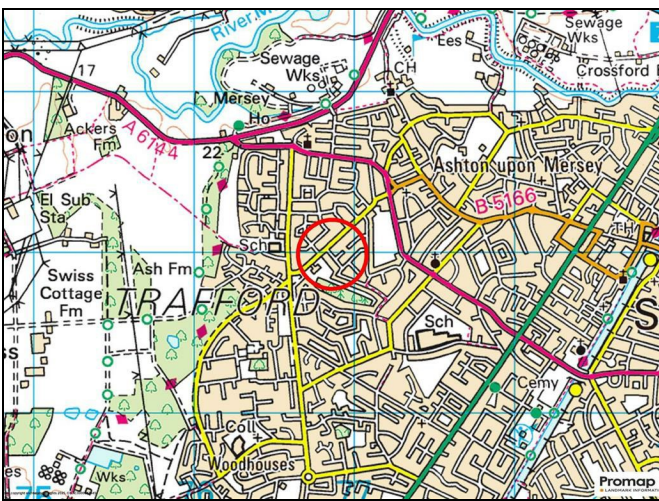
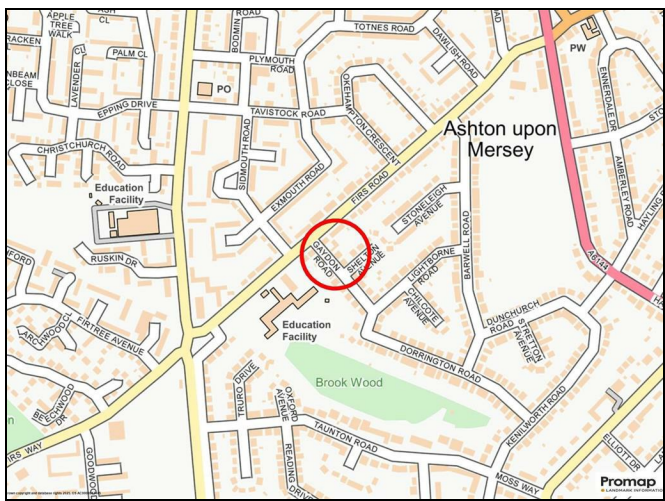
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net



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	

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 the 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

3 Gaydon Road Sale, M33 5DY



A SUPERBLY PROPORTIONED, THREE BEDROOMED SEMI-DETACHED FAMILY HOME WITH EXCELLENT SIZED PRIVATE REAR GARDEN. POPULAR LOCATION CLOSE TO ASHTON VILLAGE + SCHOOLS.

Porch. Hall. Lounge. Breakfast Kitchen. Large Conservatory Dining Room. Three Bedrooms. Bathroom. Useful Loft Space. Ample parking. Superb established rear garden.

CONTACT SALE 0161 973 6688

£420,000

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in detail



A superbly-proportioned Three Bedroomed Semi-Detached which enjoys excellent family accommodation.

The location is ideal, being within an easy reach of the Town Centre and Ashton on Mersey Village and in a great location for popular schools.

Internally there are good sized rooms throughout including a large Conservatory Dining Room extension to the ground floor and a useful partially converted loft space.

In addition to the accommodation there is ample driveway parking and an excellent sized rear garden.

An internal viewing will reveal:

Entrance Hall, having an opaque, uPVC double glazed front door. Spindled staircase rising to the First Floor. Doors then provide access to the Lounge and Dining Kitchen.

Lounge. A well-proportioned Reception Room, having a uPVC double glazed window to the front elevation. Attractive fireplace feature to then chimney breast.

Dining Kitchen. A superb, large Kitchen fitted with an extensive range of base and eye-level units with chrome 'T' bar handles and worktops over incorporating a useful Breakfast Bar. Inset stainless steel sink unit with mixer tap. Built-in, stainless steel fronted 'Neff' double oven with six ring gas hob. uPVC double glazed door opens to the side. uPVC double glazed window to the side. Window facing into the Conservatory Dining Room. Hollowed-out chimney breast with cast iron woodburning stove. Tiled floor. Glazed folding doors open to the Conservatory Dining Room. Electrical underfloor heating extends through to the same.

Conservatory Dining Room. A wonderful addition to the property, being of an excellent size and currently used as a Dining Room. There are uPVC double glazed windows overlooking the Gardens and a set of uPVC double glazed French doors open out onto the Garden. Continuation of the tiled floor.

First Floor Landing, having a spindled balustrade to the return to the staircase opening. Opaque, uPVC double glazed window to the side elevation. Doors then open to the Three Bed-rooms and Bathroom. A staircase rises to the Loft.

Bedroom One. An excellent-sized Double Bedroom, having a uPVC double glazed window to the front elevation. Extensive built-in wardrobes. Dressing table.

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

Bedroom Three, having a uPVC double glazed window to the front.



The Bathroom is fitted with a suite and comprises of corner panelled bath with shower mixer attachments, separate shower cubicle, wash hand basin and WC. Two, opaque, uPVC double glazed windows to the side elevation. Wall-mounted, heated, towel rail radiator.

The Loft is accessed from a staircase on the Landing and although no building regs as a room it is a useful space with potential to upgrade further subject to any permissions.

Outside the property is approached via a driveway providing ample parking. There are then gates at the side leading to the rear.

The garden is a good size, mostly laid to lawn with raised established border. Toward the back corner of the garden is a useful brick built storage shed.

Always a popular place to live with families!



Approx Gross Floor Area = 1170 Sq. Feet
= 108.7 Sq. Metres

