



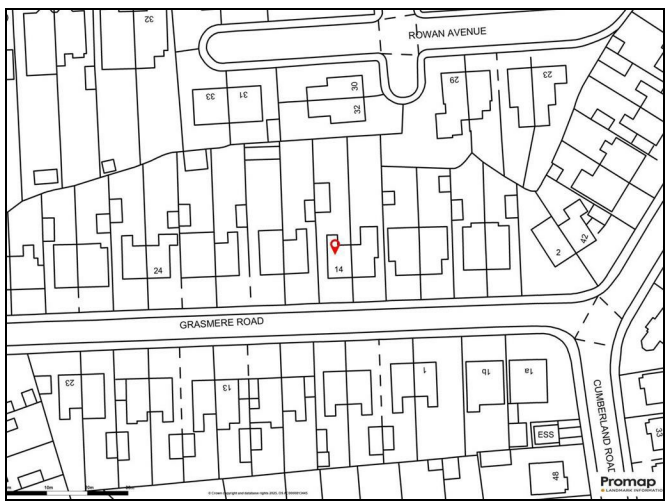
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INDEPENDENT ESTATE AGENTS

# 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	

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 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

# 14 Grasmere Road Sale, M33 3QU



AN EXCELLENT SIZED THREE BEDROOMED SEMI DETACHED SITUATED WITHIN POPULAR 'LAKES ESTATE' PERFECT FOR SEVERAL OF THE LOCAL SCHOOLS INC BROOKLANDS AND SALE GRAMMAR. IMPRESSIVE LARGE 80FT ESTABLISHED REAR GARDEN.

Porch. Hall. Lounge. Dining Room. Superb Kitchen. Three Bedrooms. Bathroom. Driveway. Garage. Beautiful gardens.

CONTACT SALE 0161 973 6688

£450,000

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# in detail



An Excellent sized Three Bedroomed Semi Detached situated within the Popular 'Lakes Estate'

The property enjoys a beautiful large private rear garden which extends to over 80ft in length!

This neighbourhood is consistently popular being an easy reach to several of the local schools to include Sale Grammar and Brooklands Primary.

An internal viewing will reveal:

Entrance Porch. Having an opaque uPVC double glazed front door. Step up to a glazed panelled inner door and further door to the Entrance Hallway.

Entrance Hallway. Having a spindle balustrade rising to the First Floor. Door through to the Lounge and Dining Room and a further door to the Kitchen.

Lounge/Dining Room. Having a uPVC double glazed angled bay window to the front elevation. There is then a set of sliding patio doors opening out to the rear garden. Coved ceiling. Raised inset fireplace feature to the chimney breast.

Kitchen. A superb large kitchen 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. Ample space for a range cooker with oversized extractor hood over. Plenty of space for range for free standing appliances. Two uPVC double glazed windows to the side elevation and a uPVC double glazed door opening to the Gardens. Tiled floor. Opening to a useful understairs storage space which also houses the Worcester gas central heating boiler.

First Floor Landing. Having a uPVC double glazed window to the half landing. Doors then open to the Three Bedrooms and Bathroom.

Bedroom One. An excellent sized double bedroom having a uPVC double glazed window to the rear elevation providing lovely views over the Gardens. Built in wardrobes. Loft access point.

Bedroom Two. Another good sized double bedroom having a uPVC double glazed angled bay window to the front elevation. Built in wardrobe.

Bedroom Three. Having a uPVC double glazed angled bay window to the front elevation.

Bathroom. Fitted with a suite comprising of double ended panelled bath with separate shower cubicle with thermostatic shower. WC. Vanity sink unit. Opaque uPVC double glazed window to the rear elevation. Wall mounted polished chrome towel rail radiator. Stripped wooden floors. Inset spotlights to the ceiling.



Outside the property is approached via paved Driveway providing ample off street parking. This then continues via wrought iron gates down the side of the property leading to the Detached Garage and Gardens. The rear gardens are of an excellent size having a paved patio area leading onto the large main area of lawn with well established borders.

Always a popular place to live!



Approx Gross Floor Area = 1002 Sq. Feet  
= 93.0 Sq. Metres

