



**HALE OFFICE:**

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**SALE OFFICE:**

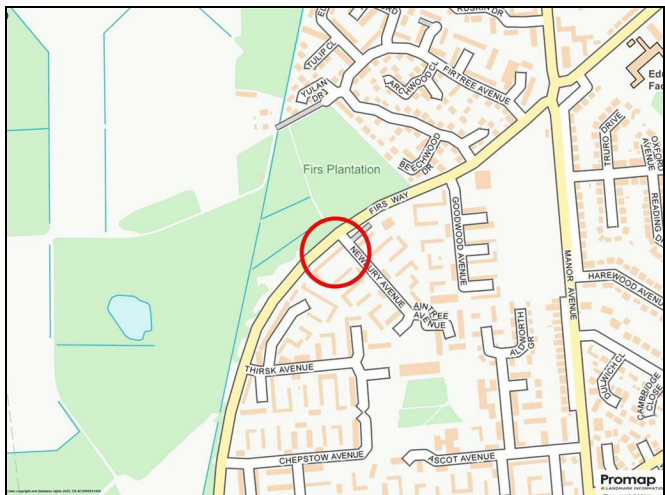
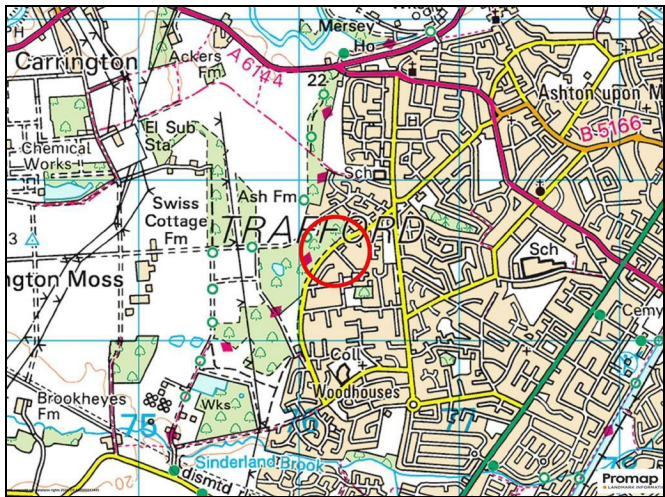
91-93 SCHOOL ROAD, SALE,  
CHESHIRE M33 7XA  
TEL: 0161 973 6688  
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INDEPENDENT ESTATE AGENTS

# 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

# 99 Newbury Avenue

Sale, M33 4QW



A WELL PROPORTIONED THREE BEDROOM TERRACED PROPERTY LOCATED IN THIS POPULAR NEIGHBOURHOOD CLOSE TO LOCAL SCHOOLS AND WITHIN AN EASY REACH OF SALE TOWN CENTRE. GOOD SIZED ROOMS. GARDENS TO FRONT AND REAR.

Hall. WC. Lounge. Dining Kitchen. Rear hallway/cloaks. Three Bedrooms. Shower room. Lovely gardens

CONTACT SALE 0161 973 6688

£260,000

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# in detail



**\*\*NO CHAIN\*\*** An excellent-sized, Three Bedroomed, Family Home which offers superb living space.

The location, is ideal for the Local Shops and several of the Local Schools.

In addition to the Accommodation there are lovely well-kept Gardens to both the front and rear.

An internal viewing will reveal:

Entrance Hall. Having an opaque uPVC double glazed front door. Doors then open to the Lounge, Opening to the Dining Kitchen, useful storage cupboard and Ground Floor WC.

Ground Floor WC. Fitted with a low level WC. Opaque window to the side elevation.

Lounge. A superb large reception room having uPVC windows to the front and rear elevation.

Dining Kitchen. An excellent sized Dining Kitchen with plenty of space for a table. The Kitchen itself is fitted with a range of base and eye level units with chrome handles and worktops over with inset one and a half bowl stainless steel sink unit with mixer tap. Ample space for a range of freestanding appliances. uPVC windows to the front and rear elevation. Door opens to useful understairs storage cupboard and a further door to the Rear Hallway.

Rear Hallway. Having an opaque uPVC double glazed door opening to outside with adjacent window. Perfect for additional appliances and cloakroom.

First Floor Landing. Having doors opening to the Three Bedrooms and Shower Room. A further door opens to a storage cupboard which also houses the gas central heating boiler.

Bedroom One. A well proportioned double room having a uPVC window to the rear elevation providing views over the Garden. Picture rail surround.

Bedroom Two. Another good double room having a uPVC window to the rear elevation. Door opens to large storage cupboard.

Bedroom Three. Having a uPVC window to the front elevation.

Shower Room. Refitted with a contemporary suite comprising of large walk in shower enclosure with thermostatic shower. Vanity sink unit. WC. Opaque uPVC window to the rear elevation. Wall mounted polished chrome towel rail radiator.

Outside to the front, the property has a good sized paved garden with borders whilst the rear of the property enjoys a lawned garden with central pathway and gates providing access directly onto Firsway.

Always popular family houses!



Approx Gross Floor Area = 960 Sq. Feet  
= 89.2 Sq. Metres

