



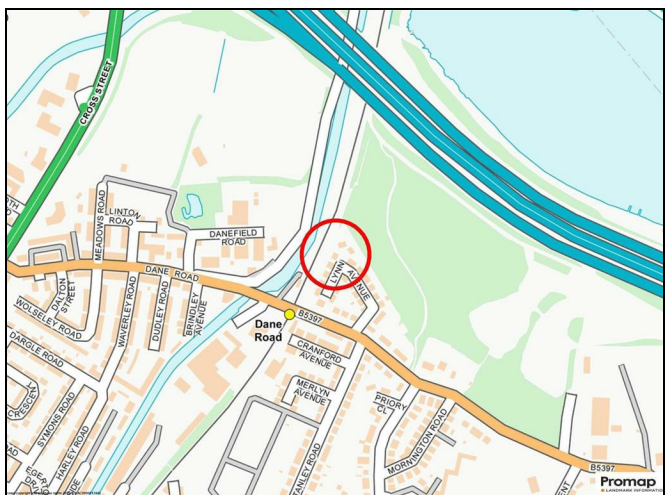
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INDEPENDENT ESTATE AGENTS

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 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

40 Lynn Avenue Sale, Greater Manchester, M33 7BW



A SUPERBLY PROPORTIONED, EXTENDED, THREE BEDROOMED SEMI DETACHED FAMILY HOME LOCATED IN A POPULAR NEIGHBOURHOOD CLOSE TO SALE TOWN CENTRE AND THE METROLINK. EXTENDED BREAKFAST KITCHEN. EXCELLENT SIZED REAR GARDEN.

Porch. Hall. Lounge. Dining Room. Breakfast Kitchen. Three Bedrooms. Shower Room. Driveway. Detached Garage. Lovely Gardens.

CONTACT SALE 0161 973 6688

£435,000

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A well presented, bay fronted Three Bedroomed Semi Detached family home located in this popular neighbourhood close to Sale Town Centre, local shops and the Metrolink.

The well proportioned family accommodation is arranged over Two Floors, extending to 936 square feet and provides a Lounge, Dining Room and Breakfast Kitchen to the Ground Floor and Three Bedrooms and a Shower Room to the First Floor.

Externally, the property is approached via a Driveway providing generous off street Parking leading down the side of the property to the Gardens and Detached Garage.

An internal viewing will reveal:

Entrance Porch. Having a uPVC double glazed door with uPVC double glazed windows to both sides. Step up to a further opaque leaded composite entrance door through to the entrance hallway.

Entrance Hall. Having a spindle balustrade rising to the First Floor with useful understairs storage cupboard. Doors then provide access to the Lounge and Breakfast Kitchen.

Lounge. An excellent sized reception room having a set of uPVC double glazed French doors opening onto the Rear Garden. Hollowed out chimney breast feature with tiled hearth and wood burner. Picture rail surround. Four pane bi folding doors open to the Dining Room.

Dining Room. Another good size reception room having a uPVC double glazed angled bay window to the front elevation. Picture rail surround. Hollowed out chimney breast feature.

Breakfast Kitchen. A superb Kitchen which has been extended and refitted with an extensive range of modern base and eye level units with chrome t bar handles and worktops over incorporating a useful breakfast bar area. Inset one and a half bowl stainless steel sink unit with 'spray' mixer tap. Built in stainless steel fronted twin ovens with four ring gas hob and stainless steel extractor hood over. Further integrated appliances include fridge freezer, dishwasher and washing machine. Wall mounted Worcester gas central heating boiler concealing within one of the cupboards. Part vaulted ceiling with skylight velux window. uPVC double glazed window to the rear elevation overlooking the Garden. Opaque uPVC double glazed door opens to outside. Spotlights to the ceiling.

First Floor Landing. Having a spindle balustrade to return the staircase opening. Opaque uPVC double glazed window to the half landing. Doors then provide access to the Three Bedrooms and Bathroom.

Bedroom One. A well proportioned double bedroom having an angled uPVC double



glazed bay window to the front elevation.

Bedroom Two. Another good double room having a uPVC double glazed window to the rear elevation giving views over the Garden and Canal beyond. Built in wardrobes across one wall with sliding mirrored doors.

Bedroom Three. Having a uPVC double glazed angled deep sill window to the rear elevation.

Shower Room. Fitted with a modern white suite with chrome fittings comprising of large walk in shower enclosure with thermostatic shower. Wash hand basin. WC. Two opaque uPVC double glazed windows to the side elevation. Wall mounted polished chrome towel rail radiator. Part tiled walls. Inset spotlights to the ceiling.

Outside the front of the property is approached by a driveway providing ample off street parking. This continues down the side of the property leading to the Gardens and Detached Garage.

The Gardens are a lovely feature of the property being extremely private with no houses directly behind. A very good size mostly laid to lawn with established borders surrounding.

A perfect property in a great location!



Approx Gross Floor Area = 936 Sq. Feet
= 87.0 Sq. Metres

