



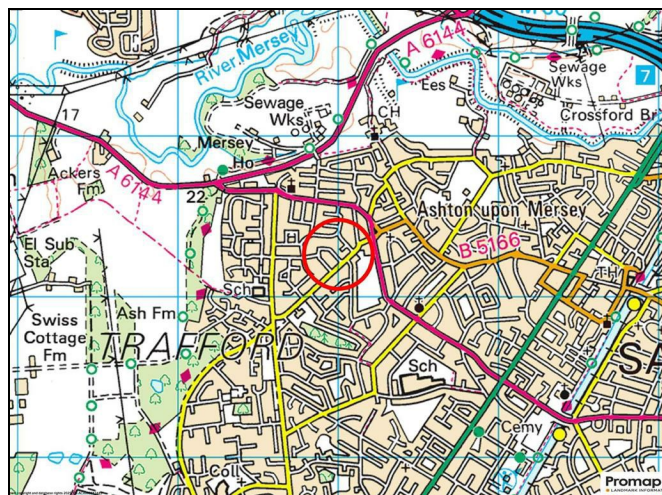
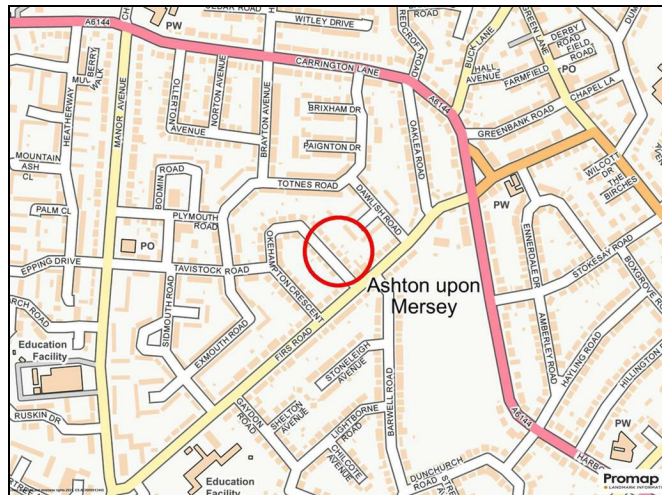
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INDEPENDENT ESTATE AGENTS

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 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

69 Okehampton Crescent Sale, M33 5HP



****NO CHAIN** A TRADITIONAL DOUBLE BAY FRONTED SEMI DETACHED FAMILY HOME IN THIS POPULAR NEIGHBOURHOOD IDEALLY POSITIONED CLOSE TO EXCELLENT SCHOOLS AND ASHTON ON MERSEY VILLAGE. DRIVEWAY PARKING AND PRIVATE GARDENS. 1087sqft.**

Porch. Hall. Lounge. Dining Room. Breakfast Kitchen. Three Bedrooms. Bathroom. Sep WC. Driveway. Garage. Gardens. No Chain.

CONTACT SALE 0161 973 6688

£415,000

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in detail



An attractive, double bay fronted Semi-Detached Family Home located in this popular neighbourhood close to excellent schools and walking distance to Ashton on Mersey Village.

The well-presented property is arranged over Two Floors with the Accommodation extending to some 1087 sq. ft. providing a Hall, Lounge, Dining Room and Breakfast Kitchen to the Ground Floor and Three Bedrooms served by a Bathroom and Separate WC to the First Floor.

Externally, there is a paved Driveway providing ample off road parking and to the rear, a low maintenance Garden with Detached Garage.

This property is offered For Sale with No Chain and could be moved into with a minimum of fuss.

Comprising:

Enclosed Porch.

Entrance Hall, having a staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Access to useful understairs storage with wall-mounted, gas central heating boiler.

Lounge, having a uPVC double glazed bay window to the front elevation. Coal-effect, living flame gas fireplace feature to the chimney breast. Coved ceiling.

Dining Room, having uPVC double glazed French doors overlooking and proving access to the Gardens to the rear. To the chimney breast, there is a coal-effect electric fireplace with marble hearth and wood surround. Coved ceiling.

Breakfast Kitchen, fitted with a range of base and eye-level units with worktops over inset into which is a one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include an oven, microwave oven and four ring gas hob with extractor fan over. Space for additional Kitchen appliances. uPVC double glazed windows to the side and rear elevations and a door provides access to the same.

To the First Floor Landing, there is access to Three Bedrooms served by a Family Bathroom and Separate WC. Opaque, uPVC double glazed window to the side elevation. Loft access point.

Bedroom One, having a uPVC double glazed bay window to the front elevation. Built-in wardrobes across one wall providing excellent hanging and storage space.

Bedroom Two, having a uPVC double glazed window to the rear elevation enjoying views over the Gardens. Built-in wardrobes providing ample hanging and storage space.



Bedroom Three, having a uPVC double glazed window to the front elevation. Built-in wardrobes, cupboards, shelves and dressing table.

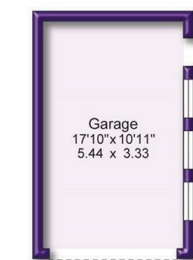
The Bedrooms are served by a Bathroom, fitted with a coloured suite providing a bath with electric shower over and wash hand basin with built-in storage. Tiling to the walls. Opaque, uPVC double glazed window to the rear elevation. Inset mirror.

Separate WC with tiled wall and Opaque, uPVC double glazed window to the side elevation.

Externally, there is a paved Driveway providing ample off road parking and a gravelled frontage with stocked border.

To the rear, the Garden is designed with low maintenance in mind with paved Patio Area adjacent to the back of the house accessed via the French doors from the Dining Room. Beyond the Garden is lawned and contained within timber fencing and hedging. Large Detached Garage.

This property is offered For Sale with No Chain and could be moved into with a minimum of fuss.



Approx Gross Floor Area = 1087 Sq. Feet
(inc. Garage) = 100.9 Sq. Metres

Approx Gross Floor Area = 892 Sq. Feet
(exc. Garage) = 82.8 Sq. Metres

