



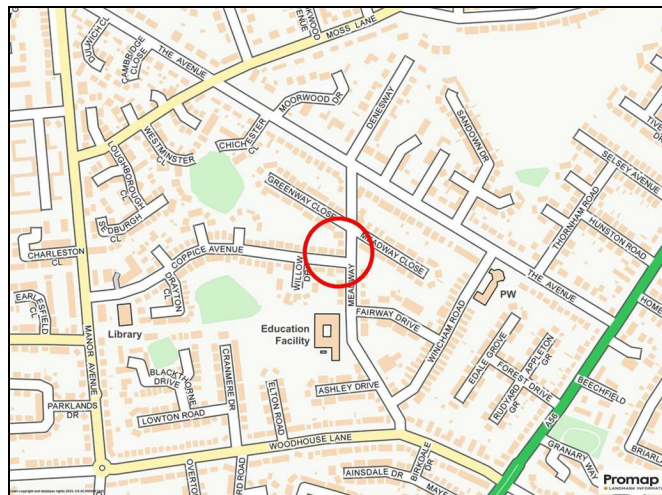
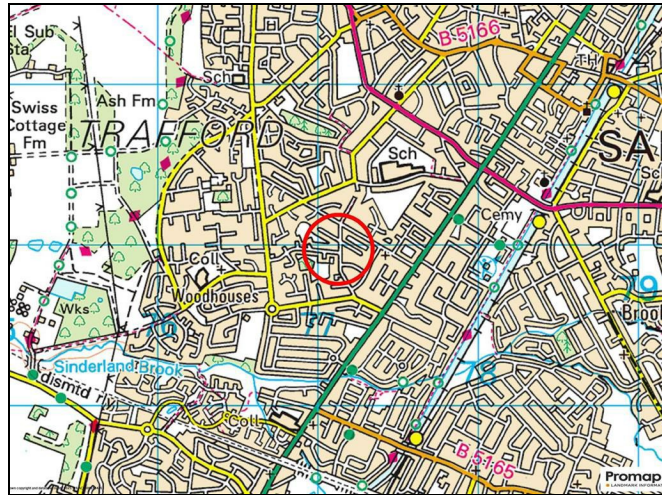
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

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 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

2 Coppice Avenue Sale, M33 4WB



****NO CHAIN** A SUPERBLY PROPORTIONED, TWO DOUBLE BEDROOMED, DETACHED BUNGALOW WHICH ENJOYS A FABULOUS CORNER POSITION WITH GARDENS TO THREE SIDES. AMPLE PARKING. GARAGE. ALWAYS A POPULAR LOCATION.**

Porch. Hall. Large Lounge. Conservatory. Breakfast Kitchen. Two Dbl Bedrooms. Bathroom. Lovely established gardens.

CONTACT SALE 0161 973 6688

£475,000

www.watersons.net

www.watersons.net

in detail



A Superbly proportioned, Two Double Bedroomed Detached Bungalow which offers excellent accommodation.

The property enjoys a superb established plot with gardens to three sides, ample driveway parking and an Integral Garage.

The location is ideal, being perfectly placed for local shops and within an easy reach of Sale.

An Internal viewing will reveal:

Entrance Porch, having an opaque, uPVC double glazed front door. uPVC double glazed windows to two elevations. A further leaded, stained, opaque, uPVC double glazed door opens to the Hallway.

Entrance Hall, having doors providing access to the Lounge, Dining Kitchen, Two Bedrooms and Bathroom with a further door opening to a useful cloaks cupboard. Large Loft access point with pull-down ladder.

The Loft is a large space which offers excellent additional storage space.

Lounge. A superb, large Reception Room, having a uPVC double glazed window to the front elevation. There is then a uPVC double glazed, square bay window to the rear elevation and a uPVC double glazed door providing access to the Conservatory. Recently installed fireplace feature to the chimney breast.

Conservatory, having uPVC double glazed windows to three elevations and a uPVC double glazed door opening to the Gardens. Tiled floor. Door through to the Integral Garage.

Integral Garage, having a metal up-and-over door to the front. Wall-mounted, Worcester gas central heating boiler.

Dining Kitchen. An excellent-sized Kitchen with plenty of space for a dining table. The Kitchen itself is 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. Built-in double oven with four ring gas hob and extractor hood over. Ample space for a range of freestanding appliances. Two, uPVC double glazed windows to the front elevation and a further uPVC double glazed window to the side. Opaque, uPVC double glazed door opens to outside.

Bedroom One. A well-proportioned Double Bedroom, having a uPVC double glazed window to the side elevation overlooking the Gardens. Built-in wardrobes.

The Bathroom is fitted with a suite comprising of panelled bath, separate shower cubicle with thermostatic shower, wash hand basin and WC. Opaque, uPVC double



glazed window to the rear elevation. Wall-mounted, heated, polished chrome towel rail radiator.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the rear elevation. Built-in wardrobes.

Outside, the property enjoys a fabulous corner position with a large wide plot, having a superb, large front Garden with established borders. Driveway, providing ample off street parking. There is then a gate at the side leading to the side Garden which then continues round to the rear Garden.

A lovely bungalow offered with no onward chain!



Approx Gross Floor Area = 1042 Sq. Feet
(Including Garage) = 96.8 Sq. Metres

