



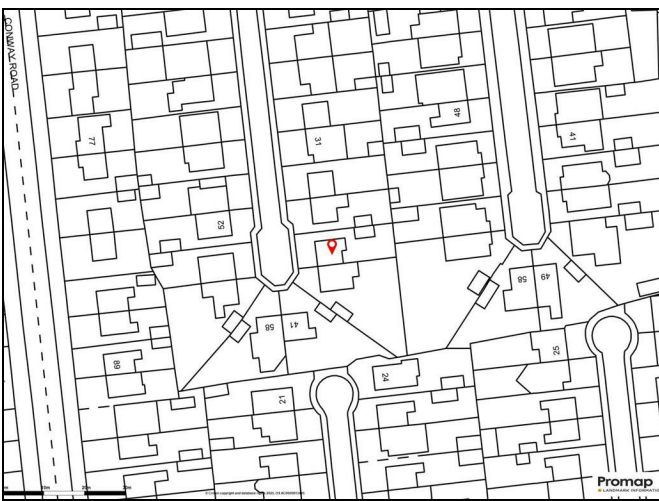
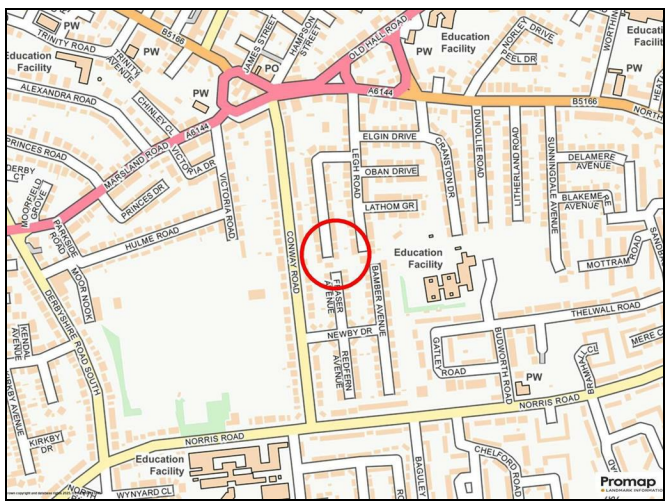
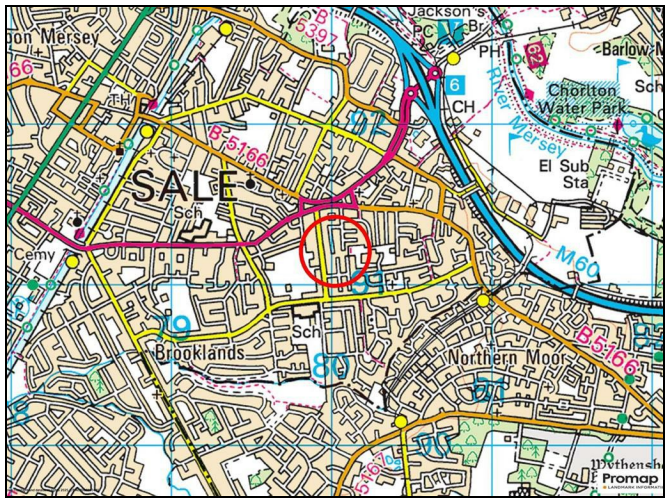
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INDEPENDENT ESTATE AGENTS

# 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.



INDEPENDENT ESTATE AGENTS

# 37 Warbreck Grove

## Sale, M33 2ST



**\*\*NO CHAIN\*\*A WELL PROPORTIONED THREE BEDROOMED SEMI DETACHED WHICH OFFERS GOOD SIZED ROOMS THROUGHOUT. SUPERB ESTABLISHED REAR GARDEN. IDEAL CUL DE SAC FOR SALE MOOR VILLAGE/SCHOOLS.**

**Porch. Hall. Lounge and Dining Room. Kitchen. Three Bedrooms. Bathroom. Excellent sized Gardens. Garage. Driveway parking.**

**CONTACT SALE 0161 973 6688**

**£380,000**





A well proportioned Three Bedroomed Semi-Detached which offers good sized rooms throughout.

The location is very convenient, close to Local Shops, several Schools and within an easy reach of Sale Moor Village. The property is also close to the motorway and Metrolink network

There is currently planning permission granted for a large extension, details will be available on viewings.

In addition to the Accommodation, the property enjoys a lovely established rear garden, Garage and Driveway Parking.

An internal viewing will reveal:

Recess Porch with step-up to an opaque, leaded, uPVC double glazed front door.

Entrance Hall, having staircase rising to the First Floor. Doors then open to the Lounge and Kitchen. Built-in meter cupboards.

A superb, large through Living and Dining Room, having a uPVC double glazed, bay window to the front elevation. A further uPVC double glazed window to the rear elevation providing views over the Garden.

The Kitchen is fitted with a range of modern base and eye-level units with chrome 'T' bar handles and worktops over with inset, one and a half bowl stainless steel sink unit with mixer tap. Built-in electric oven with four ring gas hob and extractor hood over. Space for additional freestanding appliances. Cupboard housing the Ideal gas central heating



boiler. uPVC double glazed window to the rear elevation providing views over the Gardens and a uPVC double glazed door opens to outside. Useful understairs recess.

First Floor Landing, having an 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 a uPVC double glazed, angled bay window to the front elevation.

Bedroom Two, having a uPVC double glazed window to the rear elevation overlooking the Gardens.

Bedroom Three, having a uPVC double glazed window to the front elevation.

The Bedrooms are served by a Bathroom, fitted with a suite, comprising of enamelled panelled bath with thermostatic shower over, wash hand basin and WC. Part-tiled walls. Two, opaque, uPVC double glazed windows to the side elevation.

Outside to the front, the property is approached via a driveway providing ample off street parking; this then continues down the side of the property leading to the Gardens and Detached Garage.

The Gardens are of a really good side and enjoy great privacy, mostly laid to lawn with borders surrounding and further raised patio area behind the Garage.

Always popular houses and NO CHAIN!

