



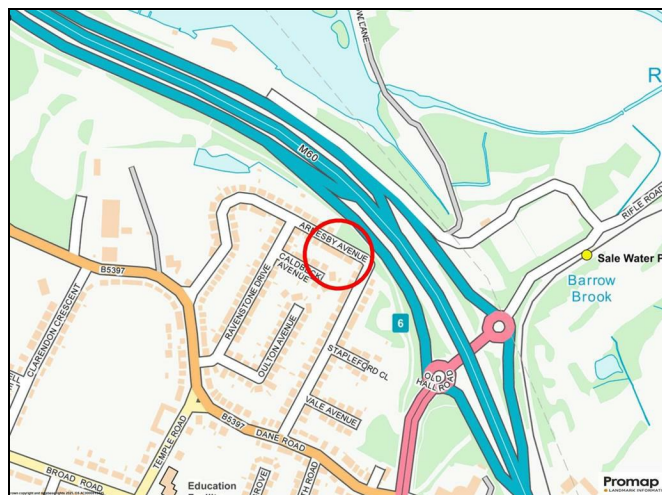
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INDEPENDENT ESTATE AGENTS

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.



INDEPENDENT ESTATE AGENTS

64 Arnesby Avenue Sale, M33 2NF



****NO CHAIN** A SUPERBLY PROPORTIONED, EXTENDED, THREE BEDROOMED SEMI DETACHED WHICH ENJOYS AN EXCELLENT SIZED REAR GARDEN. DETACHED GARAGE. POPULAR ROAD CLOSE TO SEVERAL OF THE SCHOOLS +. SALE MOOR VILLAGE.**

Porch. Hall. Lounge. Dining Room. Kitchen. Utility Room/Study. WC. Three Bedrooms. Bathroom. Ample Driveway Parking. Garage. Superb Gardens. NO CHAIN!

CONTACT SALE 0161 973 6688

£380,000

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in detail



A superbly proportioned Three Bedroomed, Extended, Semi-Detached which offers excellently-sized rooms throughout.

The location is ideal, close to several of the local schools and within an easy reach of Sale Moor Village.

The property has been extended to the ground floor creating a useful Utility/Study and Ground Floor WC.

In addition to the accommodation there is driveway parking, Garage and a lovely established rear garden.

An internal viewing will reveal:

Entrance Porch, having a leaded and stained, uPVC double glazed front door. Opaque, glazed inner door through to the Entrance Hallway.

Entrance Hallway, having staircase rising to the First Floor. Glazed doors open to the Lounge and Kitchen.

Lounge. A well-proportioned Reception Room, having a uPVC double glazed, bay window to the front elevation. Fireplace feature to the chimney breast. Glazed double doors open to the Dining Room.

Dining Room. Another good-sized Reception Room, having a uPVC double glazed window to the rear elevation overlooking the Gardens. Coved ceiling.

The Kitchen is fitted with a range of base and eye-level units with worktops over with inset, one and a half bowl sink unit with mixer tap. Built-in Stoves double oven with four ring gas hob and extractor hood over. Integrated fridge freezer. Space and plumbing suitable for a washing machine. uPVC double glazed window to the rear elevation overlooking the Gardens. Door opens to useful understairs storage cupboard and a further opaque, uPVC double glazed door opens to the Utility Room/Study.

Utility Room/Study – forming part of the extension, creating a room with a variety of uses. There are three uPVC double glazed windows to the side elevation and a uPVC double glazed door opens to the Garden. Fitted worktop with cupboards beneath, partly perfect as a Hobby/Desk Area. Space suitable for a dryer. Leaded panelled door opens to the Ground Floor WC.

Ground Floor WC fitted with a low-level WC. Corner vanity sink unit. Opaque, leaded, uPVC double glazed window to the front elevation. Tiled floor.

First Floor Landing, having an opaque, uPVC double glazed window to the side elevation. Doors then provide access to the Three Bedrooms and Bathroom. Loft access point.



Bedroom One. An excellent-sized Double Bedroom, having a uPVC double glazed, bay window to the front elevation. Built-in wardrobes to one wall.

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

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

The Bathroom is fitted with a modern white suite with chrome fittings, comprising of panelled bath with electric shower over, vanity sink unit and WC. Polished tiled floor. Opaque, uPVC double glazed window to the rear elevation. Inset spotlights to the ceiling. Wall-mounted, gas central heating boiler concealed within a useful airing cupboard which also houses the hot water tank.

Outside to the front, the property has a paved driveway providing ample off street parking. There is access down the side of the property leading to the rear where there is a Detached Garage and lovely, established lawned Gardens.

The Gardens have a paved patio area leading onto the main area of lawn with well-established borders surrounding. At the back of the Garage, there is a Greenhouse and raised beds area.



Always popular houses!

Approx Gross Floor Area = 982 Sq. Feet
= 91.2 Sq. Metres

