



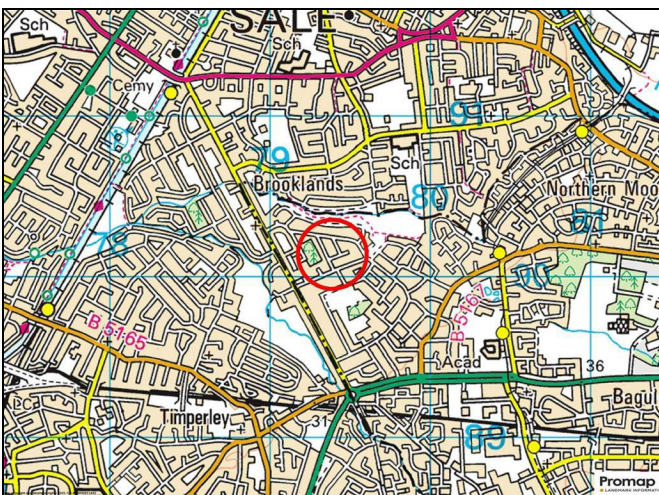
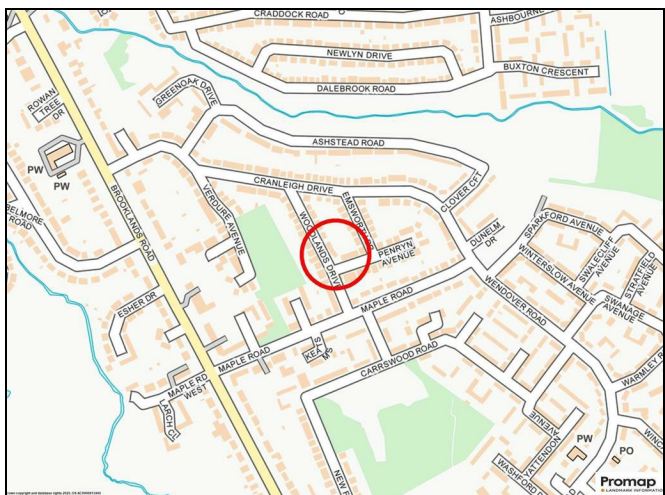
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INDEPENDENT ESTATE AGENTS

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

21 Woodlands Drive

Sale, M33 3PQ



A SUPERBLY PROPORTIONED, THREE BEDROOMED DETACHED BUNGALOW WHICH OFFERS EXCELLENT SIZED ACCOMMODATION. FABULOUS ESTABLISHED GARDEN PLOT. CLOSE TO SHOPS AND LOCAL SCHOOLS. AMPLE PARKING AND GARAGE.

Hall. Extended Lounge. Conservatory. Sitting Room. Kitchen. Three Bedrooms. Two Bath/Shower, one En suite. Gated Driveway. Garage. Great gardens. LOTS OF SPACE ON OFFER!

CONTACT SALE 0161 973 6688

£565,000

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in detail



A Superbly proportioned, Three Bedroomed Detached Bungalow which offers excellent-sized rooms throughout.

The location is popular being close to the Local Shops and within an easy reach of Sale and Timperley.

In addition to the accommodation there is ample parking on a gated driveway, Garage and lovely established gardens.

An internal viewing will reveal:

Entrance Hall. Having a opaque uPVC double glazed front door. Doors then open to the Lounge, Sitting Room, Three Bedrooms and Family Bathroom. Loft access point with pull down ladder. The loft is boarded to provide excellent additional storage space. Picture rail surround.

Lounge. An impressive large reception room having a uPVC double glazed square bay window to the front elevation. Additional uPVC double glazed window to the rear elevation. Coved ceiling. Picture rail surround. Attractive fireplace feature to the chimney breast. uPVC double glazed French doors open to the Conservatory.

Conservatory. A lovely addition to the property having uPVC double glazed windows to the three elevations with a set of uPVC double glazed French doors opening out to the rear.

Sitting Room. Another good sized reception room having a uPVC double window to the front elevation. Picture rail surround. Glazed panelled door provides access to the Kitchen.

Kitchen. Fitted with a range of modern base and eye level units with granite worktops over and inset one and a half bowl stainless steel sink unit with mixer tap. Built in stoves with electric oven with four ring gas hob and stainless steel extractor hood over with stainless steel splashback. Integrated dishwasher. Integrated fridge freezer. uPVC double window to the front elevation. Opaque glazed panelled door opens to the side. Tiled floor. Inset spotlights to the ceiling.

Bedroom One. A well proportioned reception room having a uPVC double window to the rear elevation providing views over the Garden. Picture rail surround. Door through to the En Suite Shower Room.

En Suite Shower Room. Fitted with a suite comprising of enclosed shower cubicle with thermostatic shower. Wash hand basin. WC. Wall mounted heated polished chrome towel rail radiator. Opaque uPVC double window to the rear elevation. Polished tiled floor.

Bedroom Two. Another good double room having a uPVC double glazed bay window to the side elevation. Picture rail surround.



Bedroom Three. Still a good sized room having a uPVC double glazed square bay window to the rear elevation with an additional uPVC double glazed window to the side.

Family Bathroom. Fitted with a suite comprising of panelled bath with electric shower over and fitted glass shower screen. Wash hand basin. WC. Two opaque uPVC double windows to the rear elevation. Polished tiled floors. Wall mounted heated polished chrome towel rail radiator.

Outside the property enjoys an excellent sized plot, approached via a gated driveway providing ample off street parking.

There are good sized established gardens surrounding the property mostly laid to lawn with borders surrounding. At the back of the rear garden is the detached garage.

An impressive bungalow offering more accommodation that you might think!

