



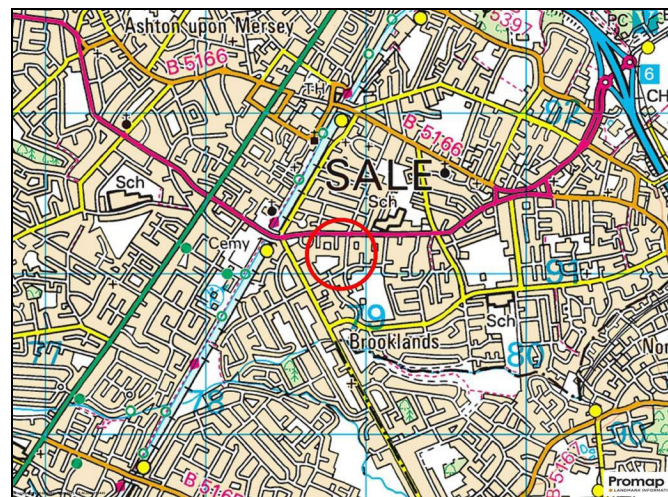
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INDEPENDENT ESTATE AGENTS

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

33 The Grove Sale, M33 3WD



A SUPERB TWO BEDROOMED SEMI DETACHED BUNGALOW WHICH ENJOYS A LOVELY SOUTH FACING REAR GARDEN. WONDERFUL CUL DE SAC LOCATION IDEAL FOR LOCAL SHOPS AND METROLINK. AMPLE DRIVEWAY PARKING.

Hall. Lounge. Kitchen. Two Bedrooms. Bathroom. Established south facing lawned gardens. Driveway parking.

CONTACT SALE 0161 973 6688

£345,000

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in detail



A superbly proportioned Two Bedroomed Semi Detached Bungalow which enjoys a lovely position at the end of a popular cul de sac.

The location is ideally placed for the Metrolink, Schools including Sale Grammar and local shops just around the corner.

In addition to the accommodation there are private established gardens and driveway parking.

An internal viewing will reveal:

Recess Porch with step to the front door.

Entrance Hall. Having doors opening to the Lounge, Kitchen, Two Bedrooms and Bathroom.

Lounge. A well proportioned reception room having a uPVC double glazed window to the front.

Breakfast Kitchen. Fitted with a range of base and eye level units with worktops over and inset circular sink unit with mixer tap. Built in electric double oven with four ring gas hob. Ample space for a range of freestanding appliances. UPVC double glazed window to the rear elevation overlooking the gardens. Opaque uPVC double glazed door opens to outside. Wall mounted gas central heating boiler.

Bedroom One. A well proportioned double bedroom having a uPVC double glazed angled bay window to the rear elevation.

Bedroom Two. Another good double room having a uPVC double glazed window to the front elevation.

Bathroom. Fitted with a suite comprising of panelled bath with shower over and fitted glass shower screen. Wash hand basin. WC. Opaque uPVC double glazed window to the side elevation.

Outside the property has driveway parking to the front.

To the rear is a lovely established lawned garden with established shrubs and hedging providing great privacy.

Such a convenient place to live!



Approx Gross Floor Area = 569 Sq. Feet
= 52.9 Sq. Metres

