



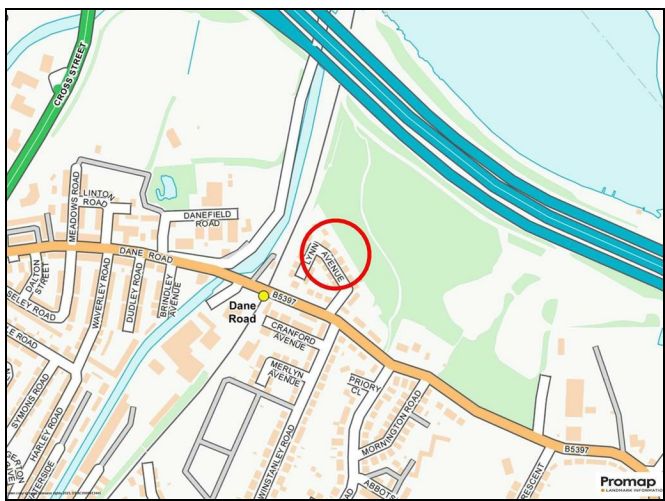
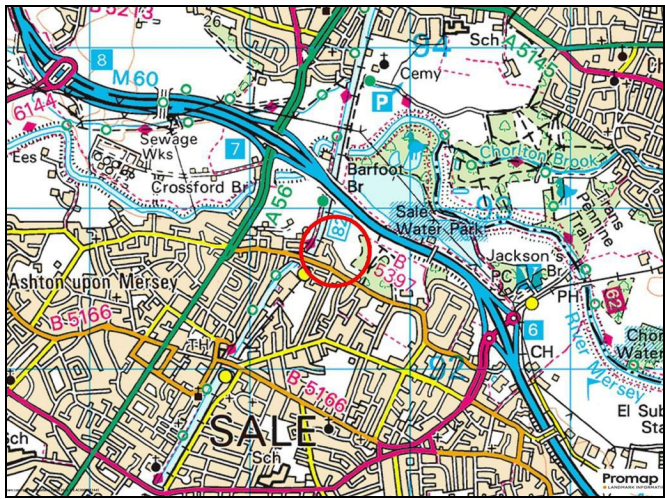
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INDEPENDENT ESTATE AGENTS

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

26 Lynn Avenue Sale, M33 7BW



AN EXCELLENT SIZED, EXTENDED, THREE BEDROOMED SEMI DETACHED FAMILY HOME LOCATED ON A POPULAR CUL DE SAC PERFECT FOR THE TOWN CENTRE AND THE METROLINK. LOVELY PRIVATE REAR GARDEN. AMPLE PARKING + GARAGE.

Hall. 21' Extended Lounge. Dining Room. Kitchen. Three Bedrooms. Bathroom. Driveway. Garage. Established private Gardens.

CONTACT SALE 0161 973 6688

£390,000



An excellent sized, extended, Three Bedroomed Semi Detached family home which offers good sized rooms throughout.

The location is ideal, being on this popular cul de sac perfect for the Town Centre, Schools and the Metrolink at Dane Road just around the corner.

Externally, the property is approached via a Driveway providing off street Parking leading down the side of the property to the Gardens and Detached Garage.

An internal viewing will reveal:

Entrance Hall, having an opaque, leaded, uPVC double glazed front door with angled, opaque, uPVC double glazed windows to either side. Spindled staircase rises to the First Floor. Double doors then provide access to the Lounge, Dining Room and Breakfast Kitchen. A further door opens to a useful understairs storage cupboard.

Dining Room. A well-proportioned Reception Room, having an angled, uPVC double glazed bay window to the front elevation. Coved ceiling. Picture rail surround. Opening to the Lounge.

Lounge. An excellent-sized, extended Reception Room, having a set of uPVC double glazed French doors opening out onto the rear Garden. Coved ceiling. Hollowed-out chimney breast feature with fire surround.

A good-sized, extended Breakfast Kitchen. The room has a uPVC double glazed window to the side elevation and a uPVC double glazed door with windows flanking both sides opening out to the rear Garden. The Kitchen is fitted with a range of base and eye-level units with worktops over and inset, one and a half bowl stainless steel sink unit with mixer tap. Integrated dishwasher. Ample space for a range of freestanding appliances. Wall-mounted, Worcester gas central heating boiler.

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

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the rear elevation providing views over the Garden and woodlands beyond. Built-in wardrobes.



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

The Bathroom is fitted with a suite, comprising of panelled bath, separate shower cubicle with thermostatic shower, wash hand basin and WC. Two, opaque, uPVC double glazed windows to the side elevation.

There is driveway parking to the front, leading down the side to the Detached garage.

The gardens are a good size, mostly laid to lawn with borders surrounding. There are really private as they back onto the lovely open space of Priory Woods!

Such a convenient location!

