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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

53 Symons Road Sale, M33 7EL



A SUPERBLY PROPORTIONED THREE BEDROOMED SEMI DETACHED. COMPREHENSIVELY EXTENDED AND REFURBISHED THROUGHOUT. FANTASTIC GROUND FLOOR SPACE. IDEAL LOCATION PERFECT FOR TOWN CENTRE/SCHOOLS/METROLINK. DRIVEWAY PARKING. GOOD SIZED REAR GARDEN.

Hallway. Lounge + Dining Room. Sitting Room. itchen. Three good sized Bedrooms. Bathroom. Lovely enclosed rear Garden. Driveway Parking.

CONTACT SALE 0161 973 6688

£430,000

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in detail



A superbly proportioned, comprehensively extended and improved, Three Bedroomed Semi-Detached which offers excellent family Accommodation.

The location is just ideal, on this very desirable road, perfect for the Town Centre, Schools and Metrolink.

Internally the property has been fully refurbished, extensive replastering and re decoration and modern kitchen and bathroom fittings.

In addition to the Accommodation, there is ample Driveway Parking, and a good sized private rear Garden.

An internal viewing will reveal:

Entrance Hall, having an opaque, glazed composite front door. Opaque, uPVC double glazed window to the side. Spindled staircase rises to the First Floor. Door through to the Sitting Room.

Sitting Room. A well-proportioned Reception Room, having a uPVC double glazed window to the side elevation. Large opening to the Lounge and Dining Room and a further opening into the Kitchen.

A wonderful, large extended through Lounge and Dining Room, having a uPVC double glazed window to the front elevation. Attractive fireplace feature with living flame, coal-effect gas fire. There is a set of uPVC double glazed sliding patio doors opening out onto the rear Garden. Dado rail surround.

The Kitchen is fitted with an extensive range of base and eye-level units with worktops over and inset, one and a half bowl white ceramic sink unit with mixer tap. Built-in electric oven with four ring induction hob and extractor hood over. Ample space for a range of freestanding appliances. uPVC double glazed windows to the rear and side elevation. Tiled floor. Inset spotlights to the ceiling. Wall-mounted, Baxi gas central heating boiler concealed within one of the cupboards. Panelled door provides access to outside.

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

Bedroom One. A well-proportioned Double Bedroom, having a uPVC double glazed window to the rear and side elevation.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the rear elevation providing views over the Garden.

Bedroom Three. A larger than average Third Bedroom, having a uPVC double glazed window to the front elevation.

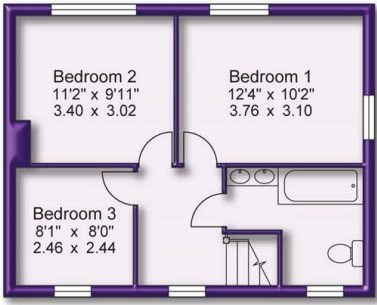
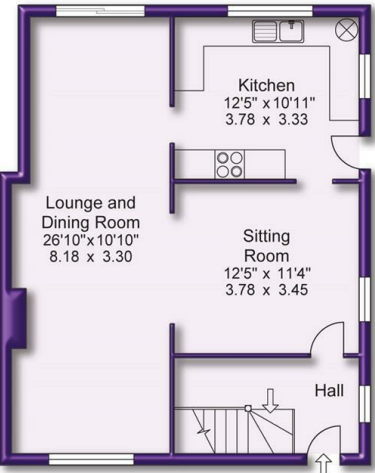
The Bathroom is re-fitted with a contemporary white suite with chrome fittings, comprising of panelled bath with thermostatic shower over and fitted glass shower screen, VWC and large twin vanity sink unit with twin circular sinks, both with monoblock mixer taps. Tiled floor. Inset spotlights to the ceiling. Opaque, uPVC double glazed window to the front elevation.

Outside, to the front, the property is approached via a block-paved driveway providing ample off street parking with adjacent lawned Garden; whilst to the rear, the property enjoys a lovely enclosed lawned Garden with well-established borders which help to provide excellent privacy.

Such a great amount of space on offer!



Approx Gross Floor Area = 1108 Sq. Feet
= 102.9 Sq. Metres



Ground Floor

First Floor