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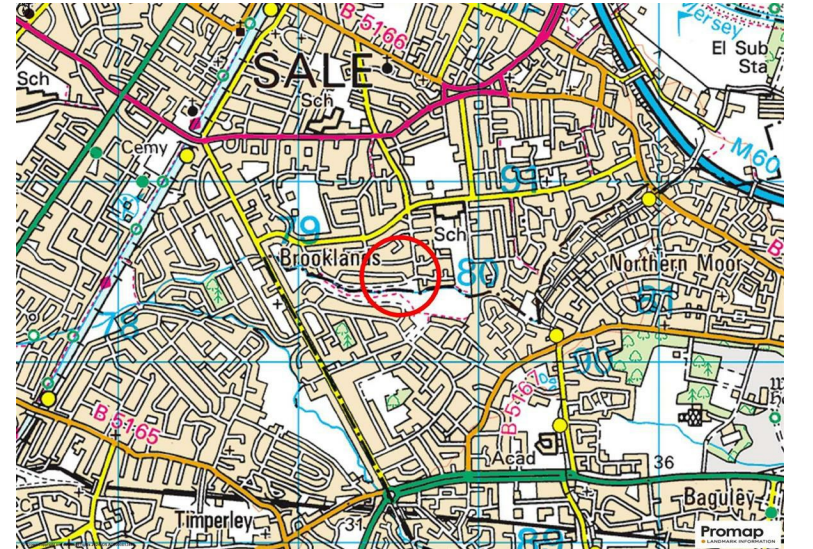
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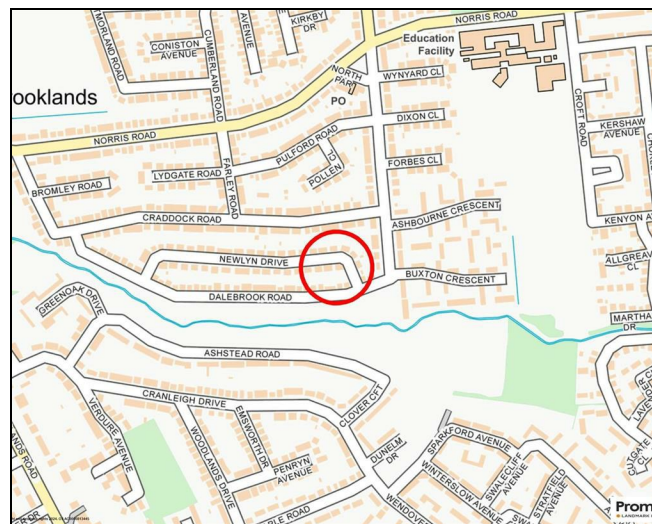


energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(22 plus) A
(81-91) B			(11-21) B
(69-80) C			(16-20) C
(55-68) D			(35-40) D
(39-54) E			(38-44) E
(21-38) F			(51-56) F
(1-20) G			(61-65) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions

England & Wales EU Directive 2002/91/EC



Overview

A STUNNING, COMPREHENSIVELY UPGRADED AND IMPROVED, THREE BEDROOMED SEMI DETACHED. FABULOUS LARGE OPEN PLAN LIVING DINING KITCHEN. GORGEOUS LANDSCAPED REAR GARDEN WITH GARDEN 'CABIN'. IDEAL LOCATION FOR SCHOOLS INC BROOKLANDS PRIMARY.

Hall. Wc. Sitting room. Superb Open Plan Living Dining Kitchen. Three Bedrooms. Contemporary Bathroom. Driveway. Garage Store. South Facing Rear Gardens.

CONTACT SALE 0161 973 6688



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify 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.

in detail

A stunning, comprehensively extended and upgraded, Three Bedroomed Semi-Detached property offering excellent accommodation.

The location is always popular and ideally situated for the Local Schools including Brooklands Primary.

The whole property has undergone a huge transformation which includes a wonderful, large, full rear extension with sliding doors opening onto the Garden. Hardwood flooring fitted throughout the downstairs except for the Sitting Room.

In addition to the Accommodation, there is ample Driveway Parking, Garage storage and a beautiful landscaped Garden.

An internal viewing will reveal:

Recess Porch with step up to a opaque glazed composite front door.

Entrance Hallway. Having staircase rising to the First Floor. Doors then provide access to the Sitting Room, Open Plan Living Dining Kitchen and Ground Floor WC.

Sitting Room. A well proportioned reception room having a wide angled uPVC double glazed bay window to the front elevation. Exposed brick wall feature to one wall. Attractive fireplace feature to the chimney breast. Inset spotlights.

Open Plan Living Dining Kitchen. A fabulous large open plan room with part vaulted ceiling and skylight velux window. There is then a set of sliding patio doors opening out onto the rear garden with vertical floor to ceiling windows to both sides. Additional uPVC double glazed window to the side elevation. The Kitchen itself is fitted with an extensive range of base style of units with worktops over and inset sink unit with mixer tap. Matching island unit with woodblock worktop which doubles up as a Breakfast Bar. Range cooker. Ample space for an American style fridge freezer. Wall mounted gas central heating boiler concealed in one of the cupboards. Space and plumbing suitable for a washing machine. Inset spotlights to the ceiling. Wood flooring.

First Floor Landing. Having a spindle balustrade to return the staircase opening. Opaque uPVC double glazed window to the half landing. Doors then provide access to the Three Bedrooms and Bathroom.

Bedroom One. A well proportioned double bedroom having a uPVC double glazed bay window to the front elevation. Large loft access point with pull down later.

Bedroom Two. Another good double room having a uPVC double glazed window to the rear elevation providing views over the Gardens.

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

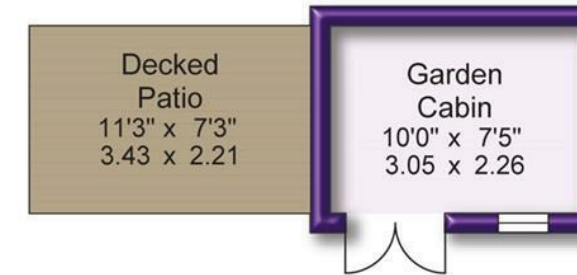
Bathroom. Refitted with a contemporary suite comprising of deep double ended tiled panelled bath with central chrome mixer taps plus additional thermostatic shower over with oversize drench shower head and fitted glass shower screen. Vanity sink unit. WC. Opaque uPVC double glazed bay window to the rear and side elevation. Part tiled walls.

Outside, to the front of the property is approached via a resin Driveway providing ample off street parking. This then leads to the attached recently constructed brick built Garage Store which has glazed timber double doors to the front plus a further door to the rear providing access to the Gardens.

The rear Garden is a real feature of this property having been professionally landscaped. The garden is a really good size, broadly South facing with deep-established borders. Designer uprighters fitted at the rear of the property. Full LED lights installed in the sleepers and cladding to create a truly magnificent light show at night - ideal for socialising and alfresco living. Full, artificial, landscaped Garden benefitting from lots of privacy from nearby mature trees and shrubs and having a lovely south facing all day sun aspect.

There is a really useful garden cabin with adjacent large decked patio with fixed roof perfect for all year useage!

A stylish family home!



Approx Gross Floor Area = 1144 Sq. Feet
= 106.3 Sq. Metres

