



National Association of  
Estate Agents



The Property  
Ombudsman

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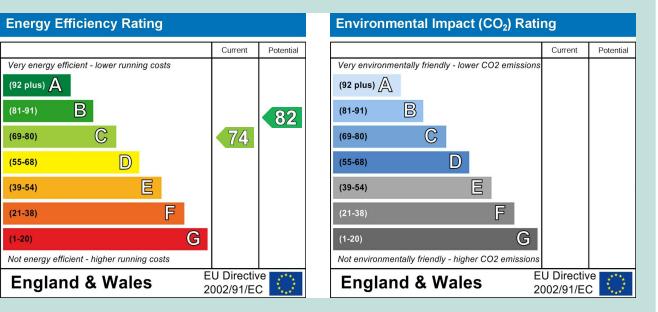
INDEPENDENT ESTATE AGENTS

# 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)



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.



INDEPENDENT ESTATE AGENTS

59 Craddock Road  
, Sale, Cheshire, M33 3GQ



A SUPERBLY PROPORTIONED, EXTENDED FOUR BED SEMI-DETACHED HOUSE WHICH OFFERS EXCELLENT FAMILY ACCOMMODATION WITHIN THE CATCHMENT AREA FOR BROOKLANDS PRIMARY SCHOOL AND SALE GRAMMAR, WITHIN WALKING DISTANCE OF THE METROLINK.

HALLWAY. LOUNGE. DINING ROOM. KITCHEN. OFFICE/PLAYROOM. GROUND FLOOR SHOWER ROOM. GROUND FLOOR WC. THREE DOUBLE BEDROOMS. ONE SINGLE BEDROOM. EN SUITE SHOWER ROOM. FAMILY BATHROOM. GARDEN. LARGE DRIVEWAY

£550,000

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# in detail

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