HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
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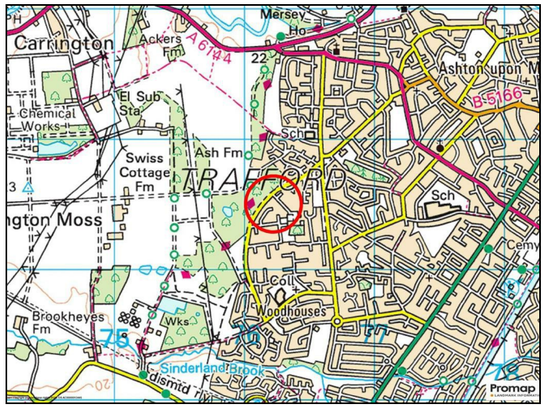
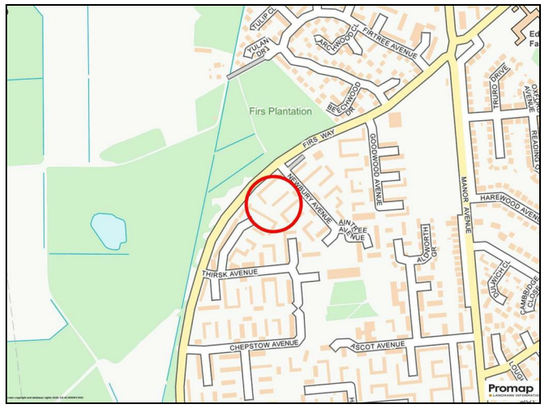
WATERSONS
INDEPENDENT ESTATE AGENTS

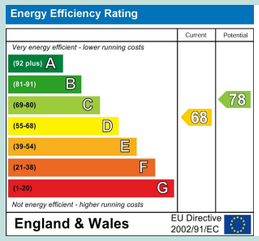
location

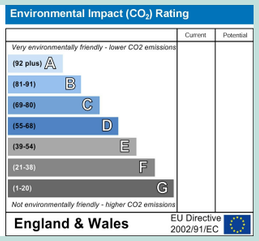




energy efficiency

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 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

87 Newbury Avenue

Sale, Cheshire, M33 4QW

A WELL PROPORTIONED THREE BEDROOM END TERRACED PROPERTY LOCATED IN THIS POPULAR NEIGHBOURHOOD CLOSE TO LOCAL SCHOOLS AND WITHIN AN EASY REACH OF SALE TOWN CENTRE. GOOD SIZED ROOMS. GARDENS TO FRONT AND REAR. NO CHAIN!

Hall. WC. Lounge. Dining Kitchen. Rear hallway/cloaks. Three Bedrooms. Shower room. Lovely gardens

CONTACT SALE 0161 973 6688

£245,000

www.watersons.net

in detail

An excellent-sized, Three Bedroomed, Family Home which offers superb living space.

The location is ideal for the Local Shops and several of the Local Schools.

In addition to the Accommodation there are lovely well-kept Gardens to both the front and rear.

An internal viewing will reveal:

Entrance Hallway. Having a glazed composite front door. Tiled floor. Doors then open to the Lounge, Breakfast Kitchen, Ground Floor WC and useful storage cupboard.

Ground Floor WC. Fitted with a low level WC. Wall hung wash hand basin. Opaque uPVC double glazed window to the front elevation.

Lounge. An excellent sized reception room having a uPVC window to the front and rear elevations. Door through to the Rear Hallway.

Breakfast Kitchen. Fitted with a range of base and eye level units with worktops over and inset stainless steel sink unit with spray mixer tap. Built in electric oven with four ring gas hob and extractor hood over. Integrated fridge freezer. Space and plumbing suitable for a washing machine. Double glazed window to the front and rear elevations. Tiled floor. Door provides access to useful understairs storage cupboard.

Rear Hallway. Having an opaque uPVC double glazed window and door opening to outside.

First Floor Landing. Having doors providing access to Three Bedrooms and Shower Room. Further double doors open to a useless understairs storage cupboard which also houses the “Ideal” gas central heating boiler.

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

Bedroom Two. Another good double room having a uPVC double glazed window to the rear elevation overlooking the gardens. Door provides access to useful built in wardrobe cupboard.

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

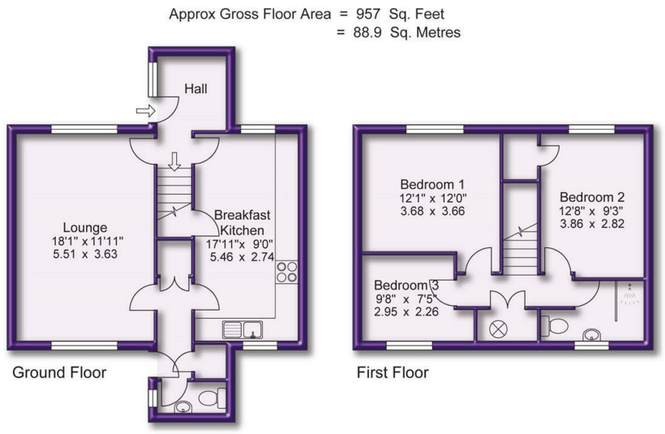
Shower Room. Fitted with a suite comprising of walk in shower with

thermostatic shower. Wash hand basin. WC. Opaque uPVC double glazed window to the front elevation. Tiled walls.

Outside to the front the property has a lovely garden frontage with established shrubs and trees providing excellent screening along with a wrought iron gate and pathway leading to the front door. To the rear the property enjoys a lovely enclosed garden for easy maintenance with well established borders surrounding.

Always a popular place to live for families! No Chain!

- Freehold
- Council Tax Band - A



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