



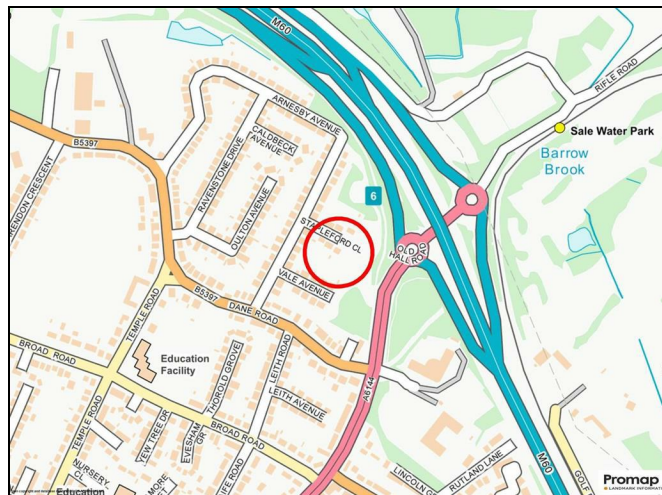
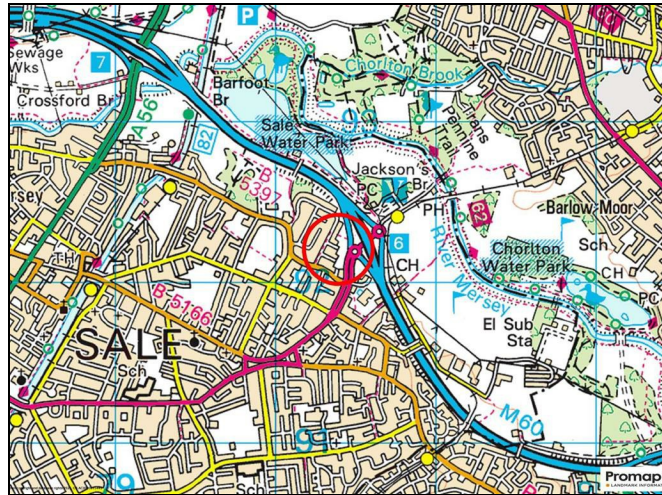
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net



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

12 Stapleford Close Sale, Cheshire, M33 2NH



AN IMPRESSIVE THREE BEDROOMED SEMI DETACHED WHICH ENJOYS A WONDERFUL LARGE GARDEN PLOT. CONVERTED LOFT. PLANNING PERMISSION FOR EXTENSION IN 2021 -CURRENTLY PART BUILT. LOVELY CUL DE SAC CLOSE TO SCHOOLS.

Porch. Hall. Lounge. Dining Kitchen, Three Bedrooms. Bathroom. Converted Loft. Fabulous Gardens. Ample driveway parking.

CONTACT SALE 0161 973 6688

Offers Over £450,000

www.watersons.net

www.watersons.net

in detail



An impressive, Three Bedroomed Semi-Detached property which enjoys a fabulous large Garden Plot and Converted Loft.

The location is ideal, being on a small cul de sac ideal for several of the Local Schools.

The property had planning permission granted in 2021 to two storey at the side and single to the rear - this is currently part built. - Trafford Planning ref:103660/FUL/21

Online link to the planning - <https://pa.trafford.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QP4P2GQLLD900>

Its perfect for a buyer wanting to extend and upgrade to create their perfect home to their own tastes.

There is a large private rear garden, plenty of space at the side and it enjoys lovely open view to the side as its directly next to an Open Green Area.

An internal viewing will reveal:

Entrance Porch, having a uPVC double glazed front door with windows flanking both sides. Further panelled inner door through to the Entrance Hallway.

Entrance Hallway, having staircase rising to the First Floor. Door through to the Lounge and a further door to the Dining Kitchen.

Lounge. A well-proportioned Reception Room, having a uPVC double glazed window to the front elevation. Coved ceiling. Multi-paned double doors open to the Dining Kitchen.

Dining Kitchen. A well-proportioned room with plenty of space for a dining table. The Kitchen itself is fitted with a range of base and eye-level units with worktops over and inset stainless steel sink unit with mixer tap. Built-in double oven with four ring gas hob and extractor hood over. Ample space for a range of freestanding appliances. uPVC double glazed window to the rear elevation. uPVC double glazed door with adjacent window open to the rear.

First Floor Landing, having doors providing access to the Three Bedrooms and Bathroom.

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

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

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



The Bathroom is fitted with a suite, comprising of shaped panelled bath with thermostatic shower over and curved fitted glass shower screen, wash hand basin and WC. Built-in storage cupboard which also houses the Glowworm gas central heating boiler. Opaque, uPVC double glazed window to the rear elevation. Inset spotlights to the ceiling. Wall-mounted, heated, polished chrome towel rail radiator.

Second Floor Landing, having door through to the Converted Loft Room.

Converted Loft Room, having a 9'6" wide, uPVC double glazed Dormer window to the rear providing views over the Garden. Built-in wardrobes storage along one wall. Inset spotlights to the ceiling.

There is ample driveway parking to the front. The gardens a big feature of the property, being an excellent size and really private.

Such a great plot to create a large family home!

Approx Gross Floor Area = 1143 Sq. Feet
= 106.3 Sq. Metres

