NAEA
APPROVED CODE TRADINGSTANDARDS.GOV.UK
The Property Ombudsman

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CHESHIRE M33 7XA
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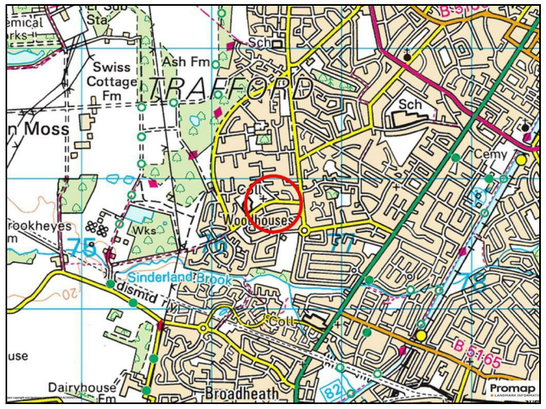
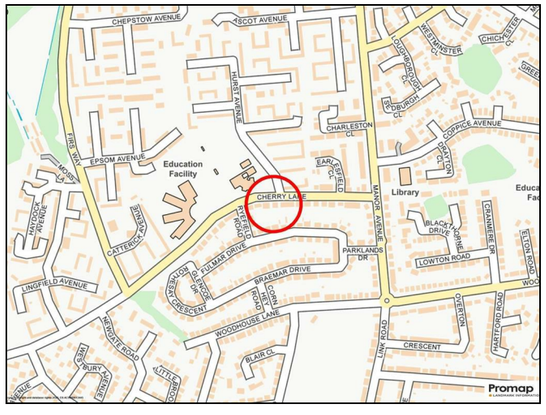
WATERSONS
INDEPENDENT ESTATE AGENTS

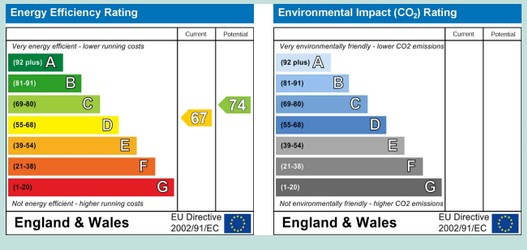
location





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

43 Cherry Lane

Sale, M33 4NF

A SUPERBLY PROPORTIONED THREE BEDROOMED SEMI DETACHED WHICH ENJOYS A SUPERB APPROX 90FT ESTABLISHED SOUTH FACING REAR GARDEN. POPULAR NEIGHBOURHOOD CLOSE TO SEVERAL SCHOOLS.

Hall. Lounge. Dining Room. Kitchen. Three Bedrooms. Bathroom. Great Gardens. Driveway Parking.

CONTACT SALE 0161 973 6688

Offers Over £360,000

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in detail

A superbly proportioned Three Bedroomed Semi-Detached which excellent family accommodation.

The location is always popular, being within the catchment area of several sought after schools.

A real feature of the property is the superb large established rear garden extending to over 90 ft in length!

In addition to the Accommodation, there is Driveway Parking and a Garage.

An internal viewing will reveal:

Recess Porch with step up to an opaque glazed uPVC front door

Entrance Hall with staircase rising to the First Floor. Door through to the Dining Room, opening to the Kitchen and a further door providing access to a further useful understairs storage cupboard.

Dining Room. A well proportioned reception room having a uPVC glazed angled bay window to the front elevation. Inset fireplace feature. Opaque glazed sliding doors open to the Lounge.

Lounge. Another excellent sized reception room having uPVC double glazed sliding patio doors opening onto the large rear garden. Attractive fireplace feature to the chimney breast.

Kitchen. Fitted with a range of base and eye level units with worktops over and one and a half bowl stainless steel sink unit with mixer tap. Ample space for range of free standing appliances. uPVC double glazed square bay window to the side elevation. uPVC double glazed door opens to outside. Wall mounted Worcester gas central heating boiler.

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

Bedroom One. A good sized double bedroom having a uPVC glazed angled bay window to the front elevation.

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

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

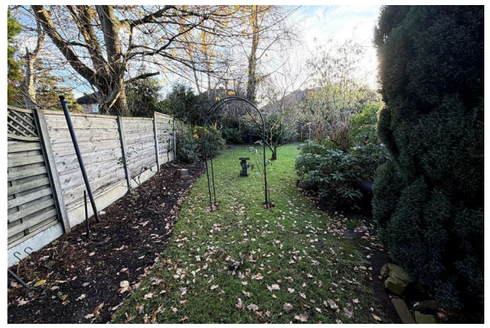
Bathroom. Fitted with a suite comprising of panelled bath with shower mixer attachment. Wash hand basin. Wall mounted polished chrome towel rail radiator.

Separate WC. Fitted with a low level WC. Opaque uPVC double glazed window to the side elevation.

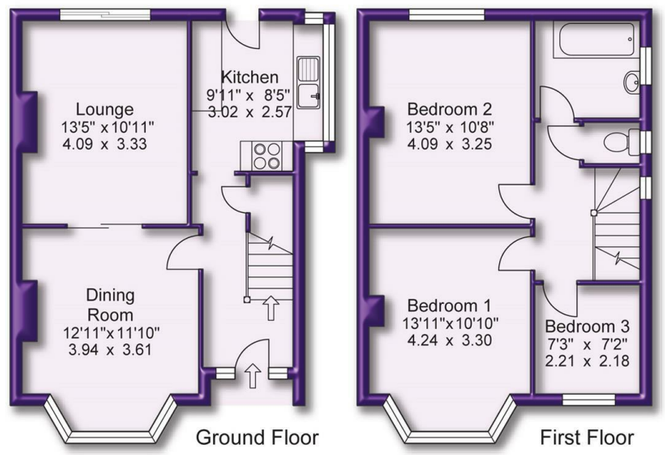
Outside the front of the property via a driveway providing ample off street parking. This continues down the side of the property leading to the Garage.

To the rear there is a wonderful large private south facing garden extending to around 90ft in length!

Always popular houses!



Approx Gross Floor Area = 941 Sq. Feet
= 87.5 Sq. Metres



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