NAEA
APPROVED CODE TRADINGSTANDARDS.GOV.UK
The Property Ombudsman

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CHESHIRE M33 7XA
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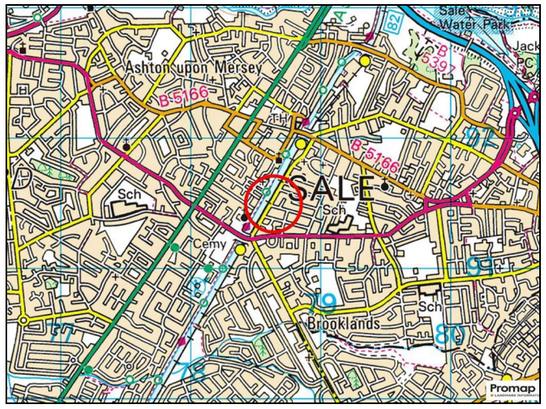
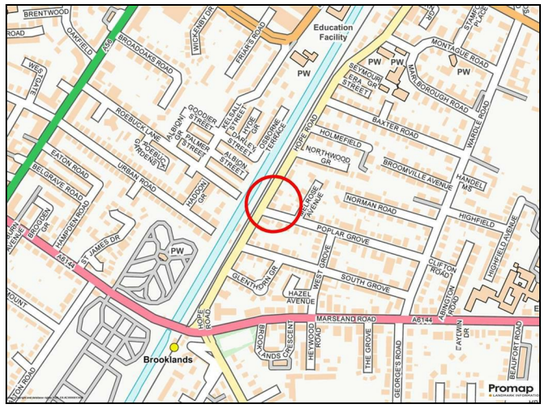
WATERSONS
INDEPENDENT ESTATE AGENTS

location

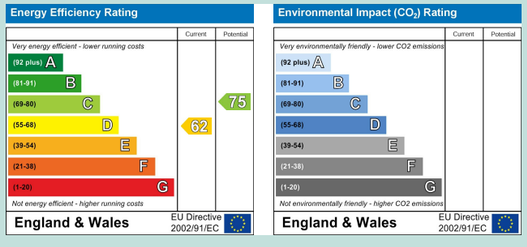






energy efficiency

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

97 Hope Road

Sale, M33 3AW



****NO CHAIN** A GOOD SIZED THREE BEDROOMED SEMI DETACHED LOCATED IN THIS REALLY CONVENIENT LOCATION PERFECT FOR SEVERAL OF THE LOCAL SCHOOLS, METROLINK AT BROOKLANDS OR SALE AND WALKS DOWN THE CANAL. DRIVEWAY PARKING + ENCLOSED REAR GARDEN.**

Hallway. Lounge. Dining Room. Kitchen. Three Bedrooms and Bathroom. Driveway Parking. Lovely enclosed rear Garden.

CONTACT SALE 0161 973 6688

£385,000

www.watersons.net

in detail





A good sized Three Bedroomed Semi Detached which offers good sized rooms throughout.

The location is perfect, being close to several of the local Schools, ideal for Brooklands Metrolink, canal walks and within an easy reach of Sale.



In addition to the accommodation, there is a Driveway Parking and a lovely enclosed rear garden.

An internal viewing will reveal:

Entrance Hall. Having an opaque, uPVC double glazed front door with vertical, uPVC double glazed window to one side. Doors then provide access to the Lounge, Dining Room and an opening into the Kitchen. Staircase rises to the First Floor with useful understairs storage cupboard.

Lounge. A well-proportioned Reception Room, having a uPVC double glazed bay window to the front elevation. Hollowed-out chimney breast feature with fireplace surround.



Dining Room. another good-sized room, having a uPVC double glazed window to the rear elevation overlooking the Gardens. Fireplace feature to the chimney breast.

The Kitchen is fitted with a range of modern base and eye-level units with chrome ‘T’ bar handles and worktops over with inset, stainless steel sink unit and mixer tap. Built-in electric oven with four ring gas hob and extractor hood over. Integrated fridge, freezer and washing machine. Wall-mounted, Worcester gas central heating boiler concealed within one of the cupboards. Opaque, uPVC double glazed door opens to outside. uPVC double glazed window to the side. Tiled floor.



First Floor Landing, having an opaque, uPVC double glazed window to the side elevation. Doors then open to the Three Bedrooms and Bathroom. Loft access point.

Bedroom One. An excellent-sized 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 overlooking the Gardens.

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

The Bathroom is fitted with a suite, comprising of panelled bath with electric shower over, wash hand basin and WC. Opaque, uPVC double glazed window to the side elevation. Part-tiled walls.









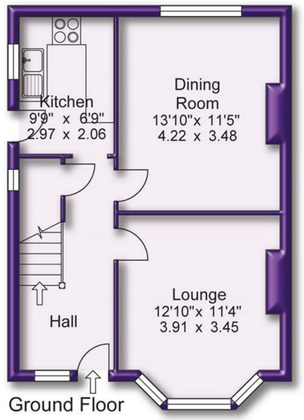


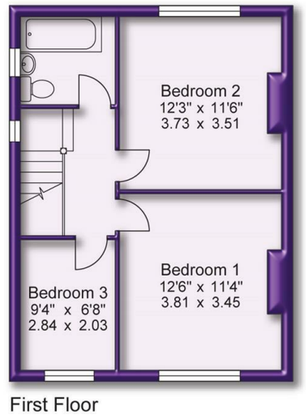
Outside to the front, the property has a driveway providing ample off street parking. There is then access down the side of the property leading through a gate into the rear Garden.

The Garden to the rear is a good size and mostly laid to lawn with established borders along one side.

Such a convenient place to live!

Approx Gross Floor Area = 938 Sq. Feet
= 87.1 Sq. Metres





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