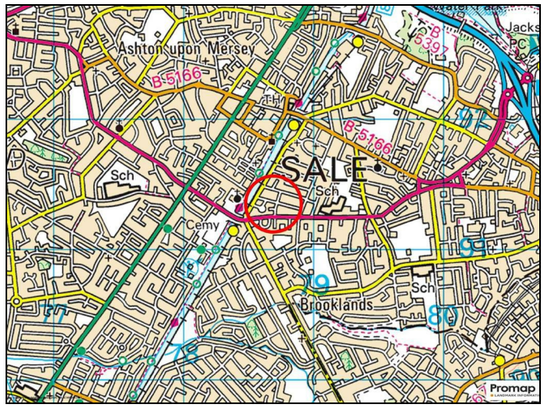
NAEA
APPROVED CODE TRADINGSTANDARDS.GOV.UK
The Property Ombudsman

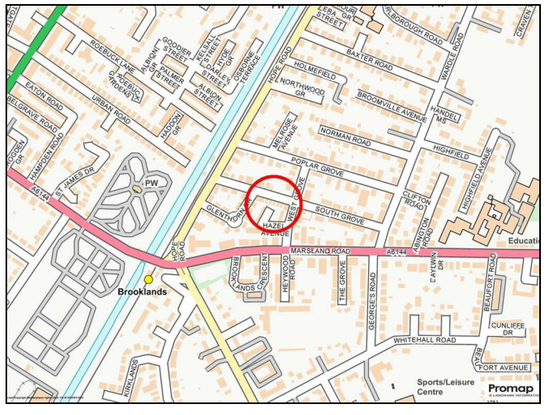
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

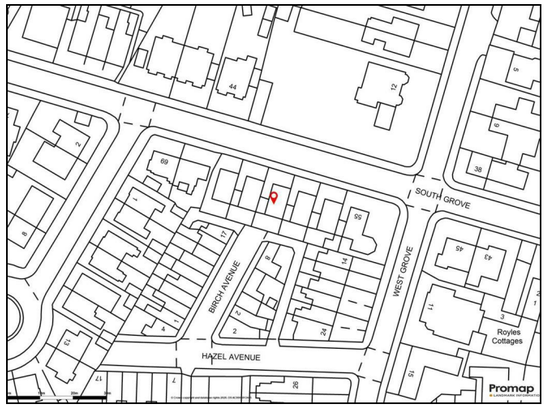
SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

WATERSONS
INDEPENDENT ESTATE AGENTS

location

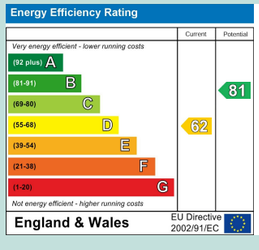


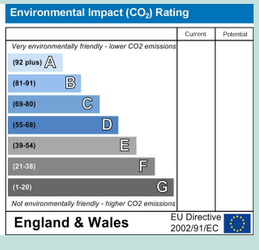




energy efficiency

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

61 South Grove

Sale, M33 3AR



****NO CHAIN** A GOOD SIZED THREE BEDROOMED 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. REAR GARDEN.**

Hallway. Large Lounge + Dining Room. Breakfast Kitchen. Three Bedrooms and Bathroom. Driveway Parking. Enclosed rear Garden.

CONTACT SALE 0161 973 6688

Offers Over £375,000

www.watersons.net

in detail









A good sized Three Bedroomed 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:

Lounge/Dining Room. A fantastic large living space having a wide uPVC double glazed window to the front elevation. Opaque glazed front door. Spindle staircase rises to the First Floor. Stripped wooden floor. Glazed door through to the Breakfast Kitchen.

Breakfast Kitchen. Fitted with a range of base and eye level units with worktops over and inset stainless steel sink unit with mixer tap. Built in stainless steel fronted electric oven with four ring ceramic hob with stainless steel extractor hood over. Ample space for a range of free standing appliances. Two uPVC double glazed windows to the rear elevation overlooking the Gardens. Opaque door opens to outside. Stripped wooden floors. Inset spotlights to the ceiling.

First Floor Landing. Having an opaque uPVC double glazed window to the half landing. Spindle balustrade to return the staircase opening. Doors then open to the Three Bedrooms, Bathroom and Separate WC. Further door provides access to useful storage cupboard.

Bedroom One. An excellent sized double bedroom having a wide uPVC double glazed window to the front elevation.

Bedroom Two. Having a uPVC double glazed window to the rear elevation.

Bedroom Three. A uPVC double glazed window to the front elevation overlooking the Gardens.

Bathroom. Fitted with a suite comprising of panelled bath with thermostatic shower over. Wash hand basin. Tiled walls. Opaque uPVC double glazed window to the side elevation.

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

Outside to the front of the property is approached via a gated driveway providing ample off street parking with adjacent front garden. To the rear the property has an enclosed paved garden with established tree borders providing a lovely outlook.

Such a convenient location and no onward chain!





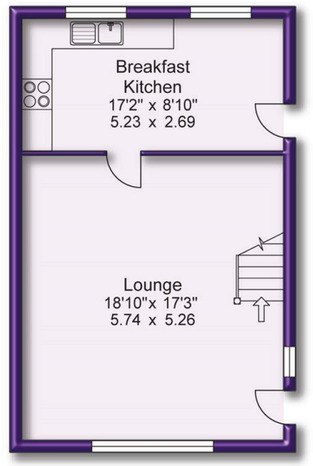




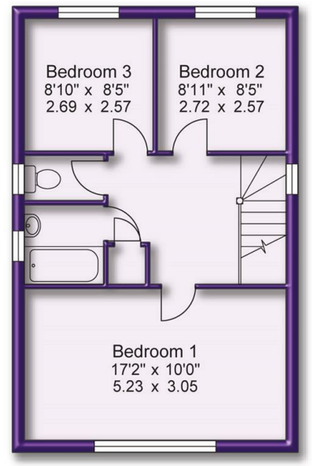




Approx Gross Floor Area = 957 Sq. Feet
= 88.9 Sq. Metres



Ground Floor



First Floor

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