



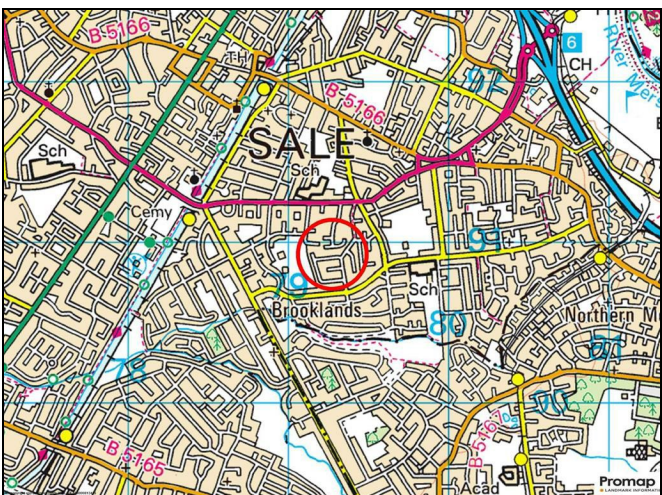
**HALE OFFICE:**  
 212 ASHLEY ROAD, HALE,  
 CHESHIRE WA15 9SN  
 TEL: 0161 941 6633  
 FAX: 0161 941 6622  
 Email: hale@watersons.net

**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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

www.watersons.net



INDEPENDENT ESTATE AGENTS

# 16 Grasmere Road Sale, Greater Manchester, M33 3QU



**\*\*NO CHAIN\*\* A SUPERBLY PROPORTIONED, EXTENDED, THREE BEDROOMED SEMI DETACHED SITUATED WITHIN POPULAR 'LAKES ESTATE' PERFECT FOR SEVERAL OF THE LOCAL SCHOOLS INC BROOKLANDS AND SALE GRAMMAR. FANTASTIC LARGE 80FT ESTABLISHED REAR GARDEN.**

**Porch. Hall. Lounge. Dining Room. 23' Breakfast Kitchen. Three Bedrooms. Extended large Bathroom. Driveway. Det Garage. Excellent gardens.**

**CONTACT SALE 0161 973 6688**

**£445,000**

www.watersons.net





An Excellent sized Three Bedroomed Semi Detached situated within the Popular 'Lakes Estate'

The property enjoys a superb established rear garden which extends to over 80ft in length!

This neighbourhood is consistently popular being an easy reach to several of the local schools to include Sale Grammar and Brooklands Primary.

In addition to the accommodation there is ample driveway parking and a Detached Garage.

An internal viewing will reveal:

Entrance Hallway, having a spindled staircase rising to the First Floor. Doors then open to the Lounge, Dining Room and Breakfast Kitchen.

Lounge. A well-proportioned Reception Room, having a uPVC double glazed, angled bay window to the front elevation. Picture rail surround. Opening into the Dining Room.

Dining Room. Another good-sized Reception Room, having a glazed door with windows flanking both sides opening out onto the Garden. Raised inset fireplace feature to the chimney breast. Picture rail surround.

Breakfast Kitchen. A good-sized Kitchen with space for a table. The Kitchen itself is fitted with a range of base and eye-level units with worktops over and inset, one and a half bowl stainless steel sink unit with mixer tap. Built-in electric oven with four ring gas hob and extractor hood over. Ample space for a range of freestanding appliances. uPVC double glazed window to the side elevation and a uPVC double glazed window to the rear providing views over the Garden. Opaque, uPVC double glazed door opens to outside. Useful Breakfast Bar Area. Door opens to useful understairs storage cupboard which also houses the gas central heating boiler.

First Floor Landing, having an opaque, uPVC double glazed window to the Half Landing. Spindled balustrade to the return of the staircase opening. Doors then provide access to the Three Bedrooms, Bathroom and Separate WC. Loft access point.

Bedroom One. A superb, large Double Bedroom, having a uPVC double glazed window to the rear elevation providing views over the Garden. Built-in wardrobes across one wall.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed, angled bay window to the front elevation. Built-in wardrobes.

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



A large, extended Bathroom fitted with a suite and comprising of corner panelled bath, separate shower cubicle and wash hand basin. Opaque, uPVC double glazed window to the rear elevation. Tiled floor. Tiled walls.

Separate WC fitted with a low-level WC and wash hand basin. Opaque, uPVC double glazed window to the side elevation.

Outside to the front, the property is approached via a driveway providing ample off street parking; this then continues down the side of the property leading to the Detached Garage and rear Garden.

The Gardens on this side of the road are of an excellent size and mostly laid to lawn with borders surrounding.

Always a popular place to live!



Approx Gross Floor Area = 1052 Sq. Feet  
= 97.7 Sq. Metres

