



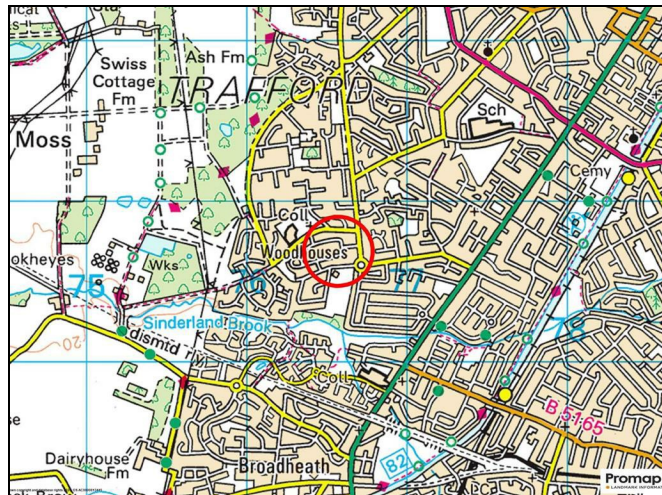
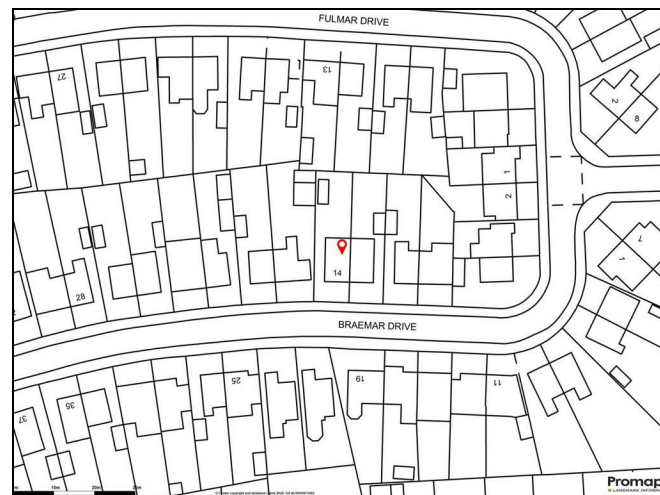
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INDEPENDENT ESTATE AGENTS

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

14 Braemar Drive Sale, Greater Manchester, M33 4NJ



A FABULOUS, MUCH IMPROVED AND EXTENDED, THREE BEDROOMED SEMI DETACHED WHICH ENJOYS A SUPERB GARDEN. POPULAR NEIGHBOURHOOD CLOSE TO SEVERAL SCHOOLS. DRIVEWAY + DETACHED GARAGE.

Porch. Hall. Sitting Room. Extended Lounge. Extended Kitchen. Ground Floor Shower Room. Three Bedrooms. Bathroom. Additional WC. Great Gardens. Driveway and Detached Garage.

CONTACT SALE 0161 973 6688

£450,000

www.watersons.net

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A fabulous, much improved and extended Three Bedroomed Semi-Detached which offers excellent family Accommodation.

The location is always popular being within an easy reach of several of the Local Schools.

There is plenty of Ground Floor Accommodation which includes: an extended Kitchen, large Lounge and Dining Room plus a Ground floor Shower Room.

In addition to the Accommodation there is Driveway Parking, Detached Garage and superb gardens.

An internal viewing will reveal:

Entrance Porch. Having a leaded uPVC double glazed front door. Step up to a glazed inner door through to the Entrance Hallway.

Entrance Hall. Having a staircase rising to the First Floor. Doors then provide access to the Lounge, Sitting Room and Kitchen.

Sitting Room. Another good size reception room having a uPVC double glazed angled bay window to the front elevation. Attractive fireplace feature to the chimney breast.

Lounge. An excellent sized reception room having a large opening into the Dining Area. Raised inset fireplace feature.

Dining Area. Forming part of the extension, having a vaulted ceiling with large skylight velux windows. There is then a set of uPVC double glazed French doors opening to the rear garden. Opening to the Kitchen.

Kitchen. Fitted with an extensive range of modern base and eye level units with worktops over and inset sink unit with mixer tap. Built in electric double oven with four ring ceramic hob and extractor hood over. Space for additional free standing appliances. Part vaulted ceiling with skylight velux window. uPVC double glazed door opens to outside with adjacent window and further uPVC double glazed bay window to the side elevation. Inset spotlights to the ceiling. Door through to the Ground Floor Shower Room.

Shower Room. Fitted with an enclosed shower cubicle with thermostatic shower. Wash hand basin. WC. Wall mounted Valiant gas central heating boiler. Opaque uPVC double glazed window to the side elevation.

First Floor Landing. Having a spindle balustrade to return the staircase opening. uPVC double glazed window to the half landing. Doors then provide access to the Three Bedrooms, Bathroom and Separate WC. Large loft access point with pull down ladder.

Bedroom One. An excellent sized double room having a uPVC double glazed window



to the rear elevation. Built in wardrobes.

Bedroom Two. Another good double room 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.

Bathroom. Fitted with a suite comprising of shaped panelled bath with electric shower. WC. Wash hand basin. Built in storage cupboard. Opaque uPVC double glazed window to the side elevation. Part tiled walls.

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

Outside, the front of the property is approached via a Driveway providing ample off street parking. This then continues down the side of the property via wrought iron gates providing access to the rear. The rear is a Detached Garage along side a good sized lawned garden with patio area and well stocked borders surrounding.

Always popular houses!

Approx Gross Floor Area = 1020 Sq. Feet
= 94.8 Sq. Metres

