



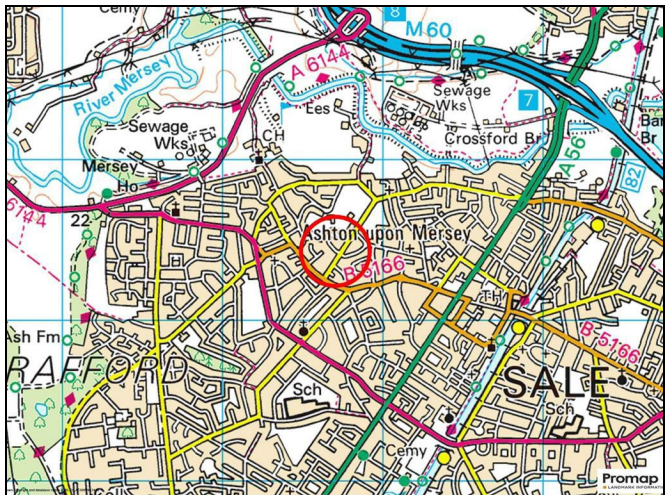
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

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 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

11 Barnfield Crescent Sale, M33 6WJ



****NO CHAIN** A SUPERBLY PROPORTIONED THREE BEDROOMED SEMI DETACHED WHICH ENJOYS FABULOUS LARGE REAR GARDEN PLOT. GENERAL MODERNISATION REQUIRED BUT OFFERS FANTASTIC POTENTIAL. IDEAL LOCATION FOR SCHOOLS/TOWN CENTRE/ASHTON PARK.**

Hallway. Lounge. Dining Room. 20' Breakfast Kitchen. Three Bedrooms. Bathroom. Garage. Amazing rear Gardens Ample Parking.

CONTACT SALE 0161 973 6688

£425,000

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in detail



A superbly-proportioned, Three Bedroomed Semi-Detached which offers excellent sized rooms throughout.

The location is ideal, on this very desirable road, being within an easy reach of the Town Centre and several of the popular Schools.

The property enjoys a superb large private rear garden plot as well as having ample parking and Detached Garage.

Internally the house is in need of some general modernisation and offers great scope to improve and extend subject to any permissions.

An internal viewing will reveal:

Entrance Porch, having glazed double doors to the front. Step-up to an opaque, leaded inner door through to the Entrance Hallway.

Hall. A lovely good-sized Entrance into the property, having a spindled staircase rising to the First Floor. Opaque window to the side elevation. Picture rail surround. Doors open to the Lounge, Dining Room and Kitchen.

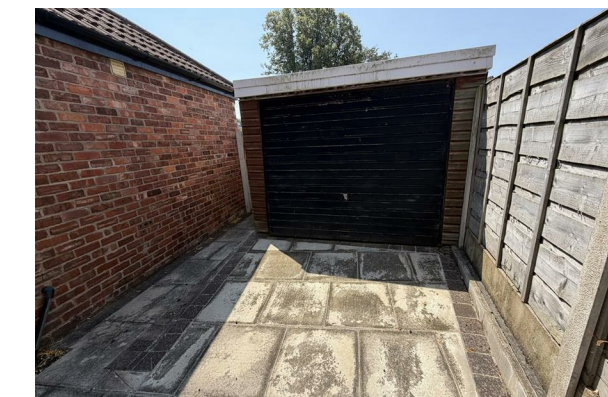
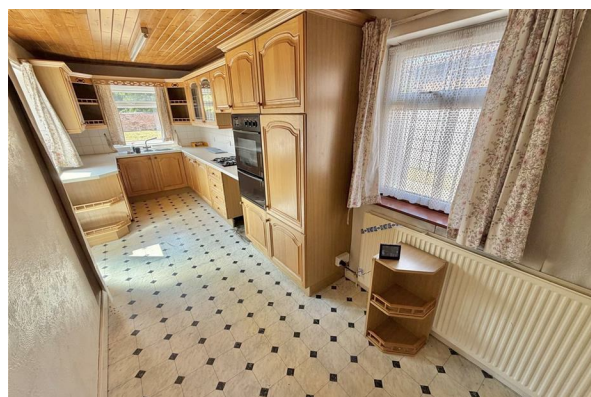
Lounge. A well-proportioned Reception Room, having a uPVC double glazed, leaded bay window to the front elevation. Picture rail surround.

Dining Room. Another good-sized room, having a uPVC double glazed door which opens out onto the rear Garden with windows flanking both sides and above. Picture rail surround.

The Kitchen 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 oven with four ring hob. Integrated fridge, freezer and dishwasher. uPVC double glazed window to the rear elevation overlooking the Gardens and an opaque, uPVC double glazed door opens to outside. Wall-mounted, gas central heating boiler concealed within one of the cupboards. Additional, uPVC double glazed window to the side elevation. Door provides access to useful understairs storage cupboard.

First Floor Landing, having a spindled balustrade to the return of the staircase opening. Opaque window to the side elevation. Panelled doors then provide access to the Three Bedrooms and Bathroom. Loft access point.

Bedroom One. An excellent-sized Double Bedroom, having a uPVC double glazed, leaded bay window to the front elevation. Built-in wardrobes to each



of the alcoves. Picture rail surround.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the rear elevation providing views over the large rear Garden. Built-in wardrobes.

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

The Bathroom is fitted with a suite, comprising of Jacuzzi, panelled corner bath, separate shower cubicle, wash hand basin and WC. Opaque window to the side elevation. Tiled floor. Tiled walls.

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

To the rear, the property enjoys an impressive, large lawned rear Garden.

A great house with a superb garden plot!

****This property is being sold on behalf of a corporate client. It must remain on the market until contracts are exchanged. As part of a trust estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.****

Approx Gross Floor Area = 1086 Sq. Feet
= 101.0 Sq. Metres

