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INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, continue out of the one way system on School Road and take a sharp right onto Sibson Road. At the traffic lights go straight across Washway Road and straight onto Oaklands Drive. Continue to follow the one way system round onto Cranleigh Drive and at the bottom turn left onto Ashton Lane/ B5166. Turn left onto the B5166 and continue along until you reach the roundabout. Take the 3rd exit onto Harboro Road/ A6144 and continue along. Turn right onto Hawthorn Lane and then turn right again onto Witley Drive. The property will be found towards the end of the cul de sac on the left hand side.



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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		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 that 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

41 Witley Drive , Sale, Cheshire, M33 5NQ



A GOOD SIZED, THREE BEDROOMED SEMI DETACHED IDEALLY LOCATED AT THE END OF A POPULAR CUL DE SAC CLOSE TO ASHTON ON MERSEY VILLAGE AND SEVERAL OF THE LOCAL SCHOOLS. LOVELY WIDE REAR GARDEN PLOT. HALL. LOUNGE. DINING ROOM. CONSERVATORY. KITCHEN. THREE BEDROOMS. BATHROOM. AMPLE DRIVEWAY PARKING. LOVELY REAR GARDEN.

£350,000

in detail



Property Description

A good-sized, Three Bedroomed Semi-Detached Family Home which is ideally situated at the end of a popular cul de sac.

The property offers an excellent amount of living space and has uPVC double glazing and modern kitchen and bathroom fittings.

The location is very convenient being within a short distance of the Village and several of the Local Schools.

In addition to the Accommodation there is ample Driveway Parking, Detached Garage and a lovely excellent sized enclosed wide rear Garden.

An internal viewing will reveal:

Entrance Porch having an opaque, leaded, uPVC double glazed door to the front. Step-up to an opaque, glazed panelled inner door with window to one side. Opening into the Entrance Hallway.

Hall having door through to the Lounge. Folding panelled door opens to the Kitchen. Spindled staircase rises to the First Floor with useful under stairs storage cupboard. Coved ceiling.

Lounge. A well-proportioned Reception Room having a uPVC double glazed window to the front elevation. Coved ceiling. Attractive fireplace feature to one wall. Multi-paned folding doors open to the Dining Room.

Dining Room. Another good-sized Reception Room having a uPVC double glazed window to the rear elevation providing views over the Garden. Coved ceiling.

A stylish Kitchen re-fitted with a range of modern base and eye-level units with worktops over and inset stainless steel sink unit with mixer tap. Built-in double oven with four ring gas hob and extractor hood over. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Opaque, glazed, panelled door opens to the Conservatory. uPVC double glazed window to the rear elevation providing views over the Garden.

Conservatory. A lovely addition to the property having uPVC double glazed windows to three elevations - all overlooking the Gardens. There is then a set of uPVC double glazed French doors opening out to the rear.

First Floor Landing having a spindled balustrade to the return of the staircase opening. Opaque, uPVC double glazed windows to the side elevation. Doors then open to the Three Bedrooms and Bathroom.

Bedroom One. A well-proportioned Double Bedroom having a uPVC double glazed window to the front elevation. Built-in wardrobes to the full length of one wall. Coved ceiling.

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

Bedroom Three having a uPVC double glazed window to the front elevation. Built-in wardrobe with matching wall-mounted cupboard.

A good-sized Bathroom fitted with a suite comprising of: tiled panelled bath with thermostatic shower over and fitted glass shower screen, low-level WC, pedestal wash hand basin. Tiled floor. Tiled walls. Two, opaque, uPVC double glazed windows to the side elevation. Wall-mounted, heated, polished chrome towel rail. Built-in airing cupboard housing the 'Worcester' gas central heating boiler.

Outside the property enjoys a lovely garden plot, being approached via a driveway providing ample parking which leads to a Detached Garage.



Approx Gross Floor Area = 928 Sq. Feet
= 86.03 Sq. Metres

