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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 left onto Sibson Road. Continue to follow the road round onto Springfield Road and at the traffic lights turn right onto Northenden Road. After a short distance, turn right onto Derbyshire Road. At the roundabout, take the third exit onto Marsland Road and take a sharp left onto Cromer Road. Turn right onto Cumberland Road and the property will be found on the left hand side.



energy efficiency

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 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

43 Cumberland Road , Sale, Cheshire, M33 3QT



AN EXCELLENT SIZED FOUR BEDROOMED FAMILY DETACHED LOCATED WITHIN THE POPULAR 'LAKES ESTATE' IDEALLY ZONED FOR BROOKLANDS PRIMARY AND SALE GRAMMAR. PORCH. HALL. WC. LOUNGE. DINING ROOM. SITTING ROOM. BREAKFAST KITCHEN. FOUR BEDROOMS. SHOWER ROOM. DRIVEWAY. ENCLOSED GARDEN. ENERGY RATING: D

£615,000

in detail



43 Cumberland Road
NO CHAIN!!

A superbly-proportioned, Three Double Bedroomed, modern Townhouse offering over 1200 sqft of Accommodation over Three Floors.

Internally, the property offers excellent-sized rooms throughout, modern Kitchen and Bathroom fittings and neutral re-decoration.

The property is ideally positioned within the heart of Sale Moor Village with all the Shops, Schools and Facilities on the doorstep. It is also a moments walk from Northern Moor Tram Stop and there is quick and easy access to the M60.

In addition to the Accommodation, there is Driveway Parking and a lovely, good-sized rear Garden.

An internal viewing will reveal:

Entrance Hallway having a uPVC double glazed front door. Staircase rises to the First Floor. Doors then provide access to the Ground Floor WC, Lounge and Kitchen.

Ground Floor WC fitted with a modern white suite with chrome fittings comprising of: low-level WC. Pedestal wash hand basin.

Lounge. A well-proportioned Reception Room having a set of uPVC double glazed French doors opening into the Conservatory Dining Room. Coved ceiling. Door opens to useful downstairs store.

Conservatory. A superb addition to the property having uPVC double glazed windows to three elevations overlooking the Gardens and a set of uPVC double glazed French doors opening to the rear.

The Kitchen is fitted with an extensive range of modern base and eye-level units with chrome handles and worktops over with inset, one-and-a-half bowl stainless steel sink unit and mixer tap. Built-in, stainless steel fronted electric oven with four ring stainless steel gas hob with stainless steel extractor hood over. Freestanding fridge freezer. Integrated dishwasher. Ample space for additional freestanding appliances. uPVC double glazed window to the front elevation. Wall-mounted, gas central heating boiler.

First Floor Landing having a spindled balustrade to the return of the staircase opening. A further spindled staircase rises to the Second Floor. Doors open to Bedroom Two and Three as well as the Bathroom.

Bedroom Two having a uPVC double glazed window to the rear elevation overlooking the Gardens.

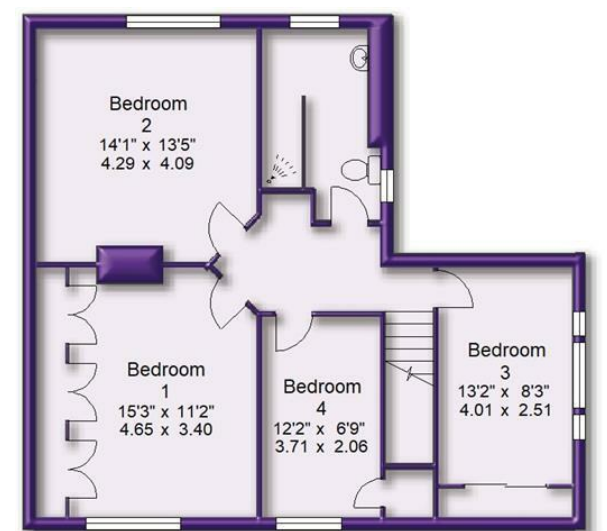
Bedroom Three having two, uPVC double glazed windows to the front elevation.

The Bathroom is fitted with a modern white suite with chrome fittings comprising of: panelled bath with thermostatic shower over and fitted shower screen, low-level WC, pedestal wash hand basin.

The Second Floor Landing provides access to the Master Bedroom One which in turn leads to the En Suite and under eaves storage.

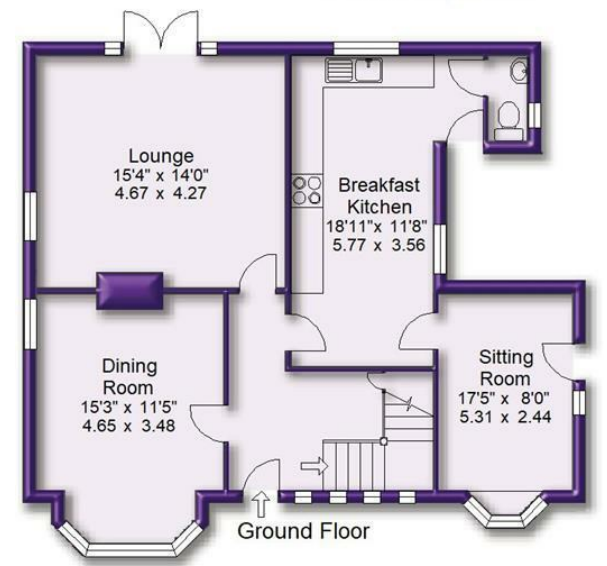
Bedroom One. A well-proportioned Double Bedroom having a uPVC double glazed window to the front elevation, plus, two additional Velux windows. Door through to the En Suite Shower Room. Further door opens to useful storage cupboard.

The Shower Room is fitted with a white suite with chrome fittings comprising of: enclosed, shower cubicle with thermostatic shower, low-level WC, pedestal wash hand basin. Velux window to the rear.



First Floor

Approx Gross Floor Area = 1607 Sq. Feet
= 149.29 Sq. Metres



Ground Floor