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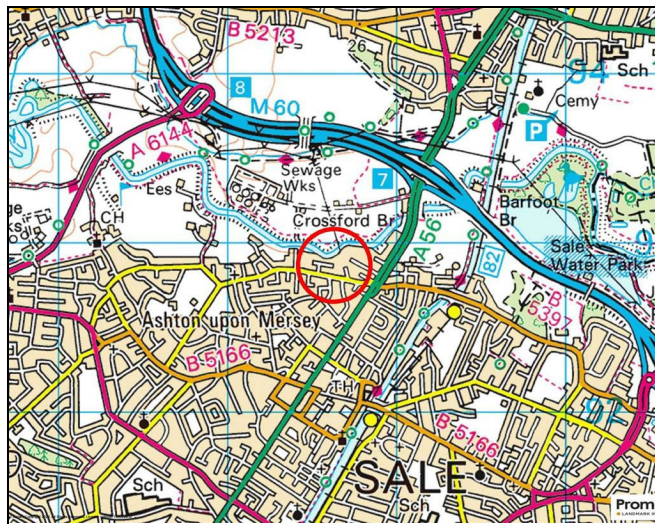


INDEPENDENT ESTATE AGENTS



energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



overview

A SUPERBLY PROPORTIONED, THREE BEDROOMED MODERN DETACHED WHICH ENJOYS A LOVELY PLOT AT THE END OF A CUL DE SAC. DRIVEWAY. GARAGE AND PRIVATE REAR GARDEN. IDEAL FOR WALKS DOWN THE RIVER MERSEY.

Hall. WC. Lounge. Dining Kitchen Three Bedrooms. Bathroom. Ample Parking. Integral Garage. Private rear Garden.

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AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify 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.

in detail

A well-proportioned, Three Bedroomed, modern Detached which is ideally positioned within this popular Development.

The property is tucked away at the end of a cul de sac, with access at the end of the Driveway to the lovely walks down the River Mersey. This location is always ideal, being close to the Town Centre, Metrolink and some of the local schools.

In addition to the Accommodation, there is ample parking, Integral Garage with utility space and an established, Private rear Garden.

An internal viewing will reveal:

Entrance Porch having, uPVC double glazed front door with uPVC double glazed window to the front and side. Step-up to an opaque, uPVC double glazed front door.

Entrance Hall, having a staircase rising to the First Floor. Doors then provide access to the Lounge and Ground Floor WC.

Ground Floor WC, fitted with a low-level WC. Corner wall-hung wash hand basin. Opaque window to the front.

Lounge. A well-proportioned Reception Room, having a uPVC double glazed, angled bay window to the front elevation. Attractive fireplace feature to one wall. Coved ceiling. Door through to the Dining Kitchen.

Dining Kitchen. A good-sized Kitchen with plenty of space for a table. The Kitchen itself is fitted with a range of modern base and eye-level unit with worktops over and inset stainless steel sink unit with mixer tap. Built-in, 'Bosch', stainless steel fronted electric oven with integrated, stainless steel fronted microwave above. Four ring, 'Bosch' gas hob with stainless steel and glass extractor hood over. Integrated side-by-side fridge and freezer unit. Wall-mounted, 'Worcester' gas central heating boiler concealed within one of the cupboards. uPVC double glazed door with windows flanking both sides opening out onto the rear Garden, plus an additional, uPVC double glazed window to the rear. Door opens to useful understairs storage cupboard and a door opens to the Integral Garage.

Integral Garage, having a metal up-and-over door to the front. Opaque glazed door provides access to the Gardens. Fitted worktop with space and plumbing beneath suitable for a washing machine and dryer.

First Floor Landing, having a spindled balustrade to the return of the staircase opening. Doors then provide access to the Three Bedrooms, Bathroom and useful airing cupboard housing the hot water tank.

Bedroom One. An excellent-sized Double Bedroom, having a uPVC double glazed window to the front elevation. Built-in wardrobe cupboards with matching above bed cupboards. There are then double doors opening to a further useful wardrobe.

Bedroom Two. Another good-sized Bedroom, having a uPVC double glazed window to the rear elevation overlooking the Gardens.

Bedroom Three, having a uPVC double glazed window to the front elevation. Built-in cupboard above the stairwell.

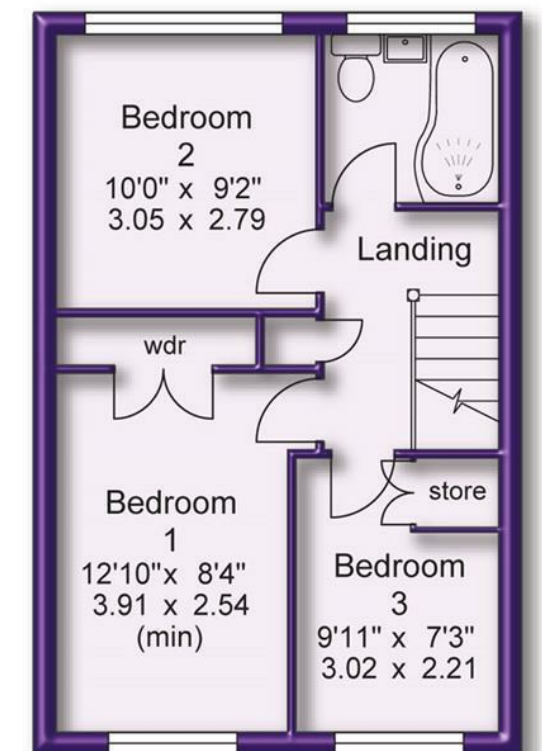
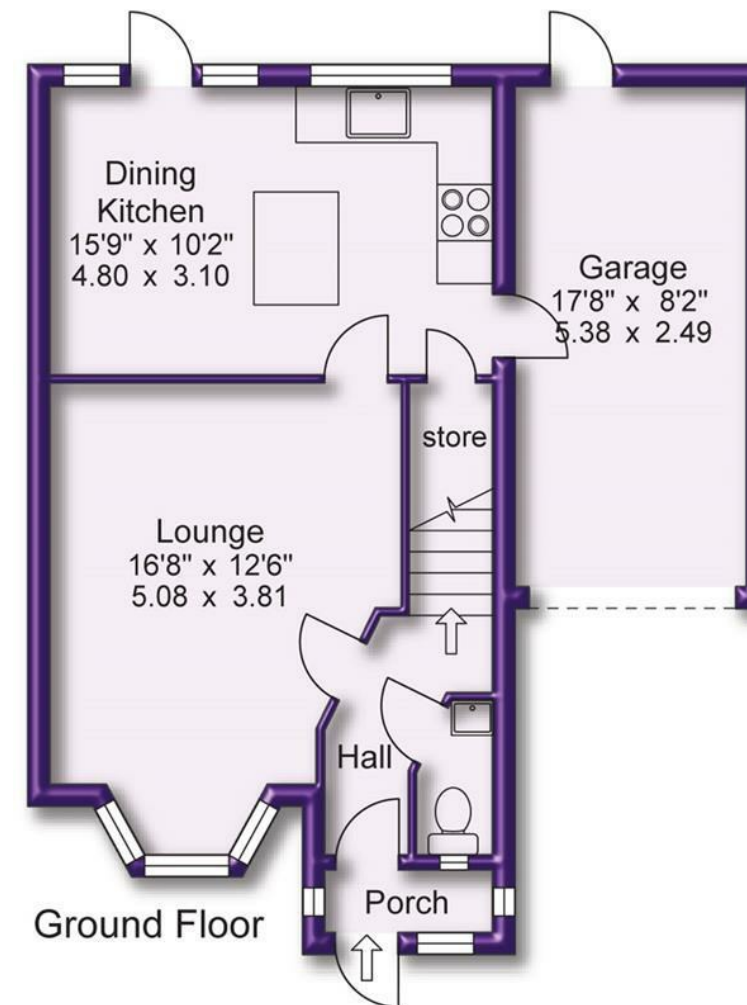
Bathroom, fitted with a contemporary white suite with chrome fittings, comprising of: 'P' shaped panelled bath with curved glass shower screen and thermostatic shower over, low-level WC, pedestal wash hand basin. Opaque, uPVC double glazed window to the rear elevation. Tiled floor. Tiled walls. Wall-mounted, heated chrome towel rail.

Outside, to the front, the property is approached via a Driveway providing ample Off Street Parking with adjacent established Garden. The Driveway then continues down part of the side of the property leading to the Integral Garage and a pathway with a timber gate leading to the rear Garden.

To the rear, the property enjoys a lovely, established lawned Garden with well-established borders making the Garden feel extremely Private.

Such a lovely position!

Approx Gross Floor Area = 982 Sq. Feet
= 91.03 Sq. Metres



First Floor