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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

50 Bamber Avenue

Sale, Greater Manchester, M33 2TH



£425,000





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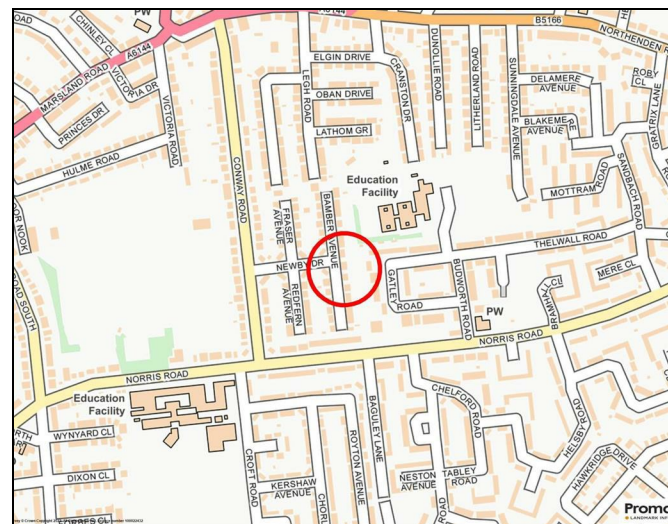
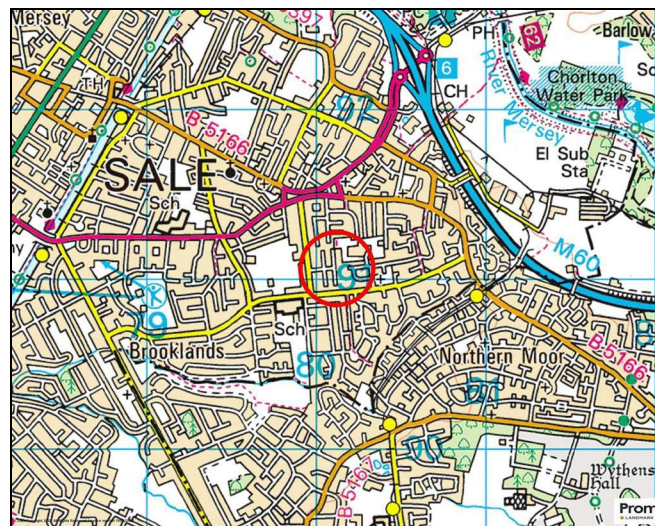


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energy efficiency

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



Overview

A FABULOUS THREE BED EXTENDED SEMI DETACHED WHICH OFFERS EXCELLENT FAMILY ACCOMMODATION. WONDERFUL OPEN PLAN DINING KITCHEN WITH BI FOLD DOORS. POPULAR CUL DE SAC. IDEAL FOR SCHOOLS.

Hall. WC. Lounge. Superb Open Plan Dining Kitchen with vaulted ceiling, Velux windows and bi-fold doors. Three Beds. Bathroom. Driveway Parking. Beautiful rear Garden. Large Summer House. NO CHAIN!

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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 superb, comprehensively extended, Three Bedroomed Semi-Detached positioned on this popular cul de sac.

The property is located within this ever popular area close to several of the popular schools and within an easy reach of Sale Moor Village.

The Ground Floor has been enhanced with a large Open Plan Living Dining Kitchen with wide bi-fold doors opening to the Garden.

In addition to the Accommodation, there is ample Driveway Parking and a lovely, private rear Garden. Large, timber-built Summer House.

An internal viewing will reveal:

Entrance Hallway, having a glazed panelled front door. Staircase rises to the First Floor. Doors open to the Lounge, WC and Open Plan Kitchen. Smaller double doors open to a recess currently plumbed for the washing machine.

WC, fitted with a low-level WC. Wash hand basin.

Lounge. A well-proportioned Reception Room having a uPVC double glazed bay window to the front elevation.

Open Plan Living Dining Kitchen - forming part of the extension, a wonderful, large space perfect for family living or entertaining, having a part-vaulted ceiling with Velux windows and a wide set of bi-fold doors opening to the Garden. Additional uPVC double glazed window to the side.

The Kitchen itself has been re-fitted with an extensive range of base and eye-level units with worktops over and inset, one and half bowl, white ceramic sink unit with 'Spray' mixer tap. Built-in, stainless steel fronted electric double oven with ceramic hob and stainless steel extractor hood over. Integrated dishwasher. Ample space for a large fridge freezer. Inset spotlights.

First Floor Landing, having doors opening to the Three Bedrooms and Bathroom.

Bedroom One. An excellent-sized, Double Bedroom having a uPVC double glazed window to the front elevation.

Bedroom Two is another good-sized Double Bedroom, having a uPVC double glazed window to the rear elevation overlooking the Garden.

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

Family Bathroom, fitted with a white suite with chrome fittings comprising, panelled bath with thermostatic shower over and fitted shower screen, low-level WC, wash hand basin. Wall-mounted, heated chrome towel rail. Two, opaque uPVC double glazed windows to the side.

Externally, the front of the property is approached via a paved Driveway providing ample off street Parking. There is then access down the side of the property leading to the rear Garden.

To the rear, the property enjoys a lovely, private established Garden with stone paved Patio leading onto the main are of lawn with borders surrounding. Within the Garden is a large, timber-built Summer House.

Always popular houses!

Approx Gross Floor Area = 957 Sq. Feet
(Excl. Summer House) = 88.71 Sq. Metres

