



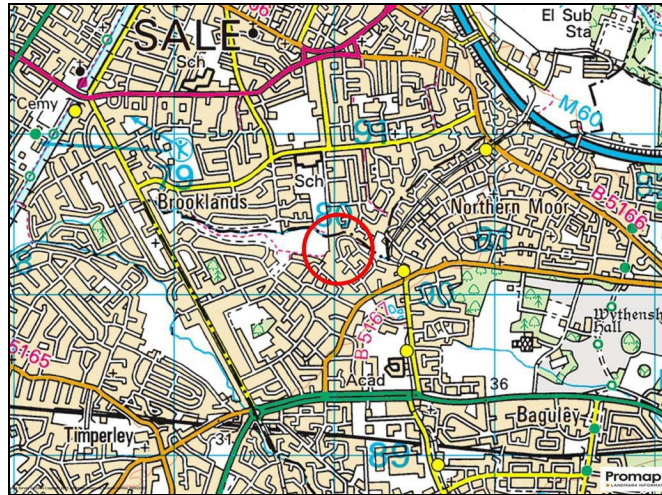
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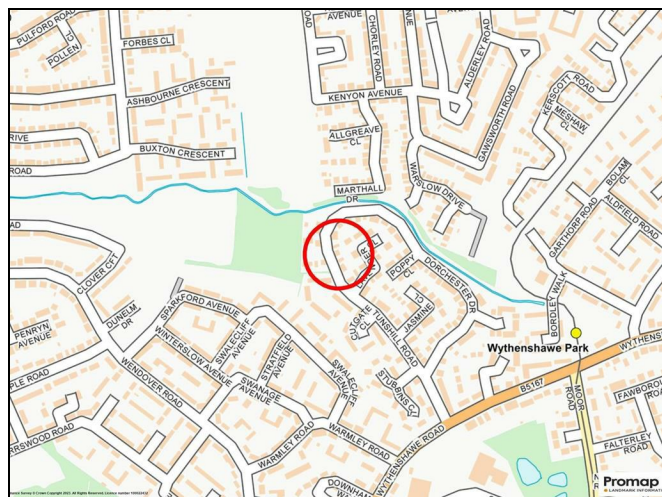


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, continue out of the one way system on School Road/B5166 and take a sharp right onto Sibson Road/B5166. At the traffic lights, turn left onto Washway Road/A56 and proceed along for 0.4 miles. At the traffic lights, turn left onto Marsland Road/A6144 and continue along for 0.3 miles. At the traffic lights, turn right onto Brooklands Road and proceed along for 0.7 miles. Turn left onto Cranleigh Drive and after 0.4 miles, continue onto Wendover Road. After 0.2 miles, turn left onto Warmley Road and after another 0.2 miles, turn left onto Wythenshawe Road/B5167. Turn left onto Tunshill Road and the property will be found 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	
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	85	England & Wales	

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.



INDEPENDENT ESTATE AGENTS

42 Tunshill Road Manchester, M23 9QB



A SUPERBLY PRESENTED MODERN THREE BEDROOMED SEMI DETACHED LOCATED ON THIS POPULAR DEVELOPMENT. DRIVEWAY PARKING AND LOVELY PRIVATE REAR GARDEN.

Hall. 16' Lounge. Dining Kitchen. Three Bedrooms. Shower Room. Ample Parking. Private rear Garden. Energy Rating: D

CONTACT SALE 0161 973 6688

£280,000

in detail



A superbly-presented, modern Three Bedroomed Semi-Detached located on this popular Development.

The location is very convenient being within an easy reach of Timperley, Sale and the Motorway Networks as well as having Metrolink Stop just around the corner.

Internally, there are modern Kitchen and Bathroom fittings and neutral re-decoration throughout.

In addition to the Accommodation there is ample Off Street Parking and a lovely, Private rear Garden.

An internal viewing will reveal:

Entrance Hall having opaque, leaded, UPVC double glazed front door. Staircase rises to the First Floor. Coved ceiling. Door through to the Lounge.

Lounge. An excellent-sized Reception Room having a UPVC double glazed window to the front elevation. Coved ceiling. Contemporary fireplace feature to one wall with electric fire with brush chrome fittings. Door through to the Dining Kitchen.

Dining Kitchen. A well-proportioned Kitchen with plenty of space for a table. 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, stainless steel fronted electric oven with four ring gas hob and extractor hood over. Ample space for additional freestanding appliances. Wall-mounted, 'Worcester' gas central heating boiler. Coved ceiling. Door opens to useful understairs storage cupboard. UPVC double glazed window to the rear elevation overlooking the Gardens and a set of sliding, double glazed Patio doors opening up onto the Garden Area. Tiled floor.

First Floor Landing having a spindled balustrade to the return of the staircase opening. Doors then open to the Three Bedrooms, Shower Room and useful storage cupboard. Loft access point.

Bedroom One. An excellent-sized Double Bedroom having two UPVC double glazed windows to the front elevation. Coved ceiling.

Bedroom Two having a UPVC double glazed window to the rear elevation overlooking the Gardens. Coved ceiling.



Bedroom Three having a UPVC double glazed window to the rear elevation overlooking the Gardens.

The Shower Room is fitted with a suite comprising of: enclosed shower cubicle with thermostatic shower, low-level WC, pedestal wash hand basin. Part-tiled walls. Opaque, UPVC double glazed window to the side elevation.

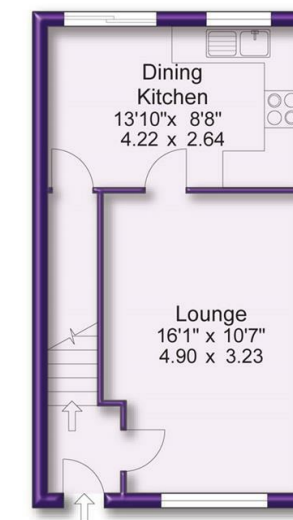
Outside to the front, the property is approached via a Driveway which provides ample Off Street Parking; this continues down the side of the property.

To the rear, the property enjoys a lovely, enclosed lawned Garden which feels extremely Private as there are no properties directly behind the Garden. There is a paved Patio Area leading to the main area of lawn with established borders surrounding.

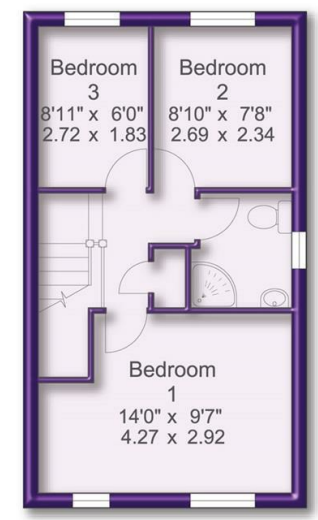
Always popular houses!



FREEHOLD PROPERTY
COUNCIL TAX BAND - C
Approx Gross Floor Area = 694 Sq. Feet
= 64.33 Sq. Metres



Ground Floor



First Floor