



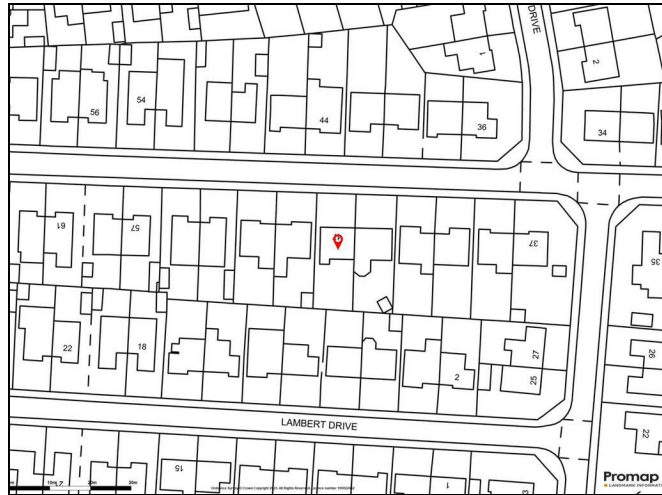
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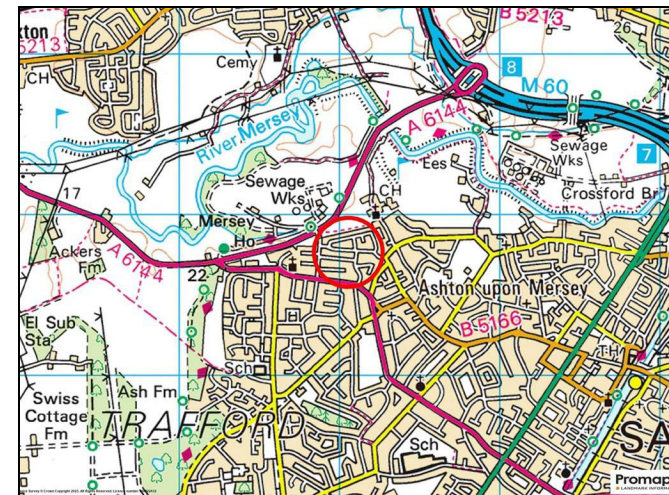
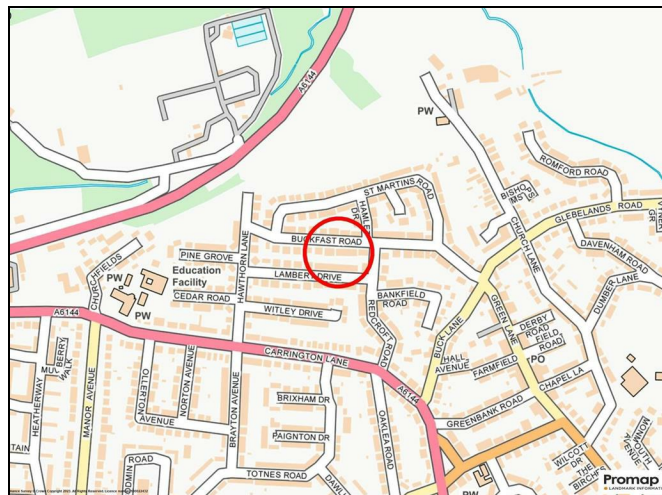


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale office, head east on School Rd/B5166 towards Hayfield St, Turn right onto Sibson Rd/B5166 then turn left onto Washway Rd/A56. Turn right onto Harboro Way/A6144 and Go through 1 roundabout to turn right onto Buck Lane. Turn left onto Buckfast Road and the property will be on the left



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
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			65
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.



INDEPENDENT ESTATE AGENTS

47 Buckfast Road Sale, Cheshire, M33 5GA



****NO CHAIN**AN EXCELLENT SIZED, EXTENDED, FIVE BEDROOMED SEMI DETACHED FAMILY HOME WHICH IS IDEALLY SITUATED CLOSE TO THE VILLAGE. DRIVEWAY PARKING. INTEGRAL GARAGE. SOUTH FACING GARDEN.**

Hall. Lounge. Sitting Room. Kitchen. Dining room. Five Bedrooms. Bathroom. Driveway Parking. Lovely established Gardens.

CONTACT SALE 0161 973 6688

£475,000

in detail



An excellent-sized, extended, Five Bedroomed Semi Detached Family Home offering excellent-sized rooms throughout.

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, Integral Garage and enclosed rear Garden.

An internal viewing will reveal:

Entrance Hall. Having opaque uPVC double glazed front door. Staircase rises to the First Floor.

Doors then provide access to the Lounge and Kitchen.

Lounge. A well proportioned Reception Room having a uPVC double glazed angled bay window to the front elevation. Large opening into the Sitting Room.

Sitting Room. Another good sized Reception Room having a set of uPVC double glazed sliding patio doors opening out onto the Rear Garden. Panelled door through to the Kitchen.

Kitchen. Fitted with a range of base style units with worktops over and an inset stainless steel sink with mixer tap. Built in Hotpoint double oven with four ring gas hob and extractor hood over. Ample space for a range of free standing appliances. uPVC double glazed window to the rear elevation overlooking the Gardens. Opening into the Dining Room and further opening to a useful understairs storage cupboard space.

Dining Room. Having uPVC double glazed windows to the side and rear elevations and opaque uPVC double glazed door opens to outside. Door through to the Garage.

Integral Garage. Having a metal "up and over" door to the front. Two windows to the side elevation.

First Floor Landing. Having doors providing access to the Five Bedrooms and Bathroom.

Bedroom One. An excellent sized Double Bedroom having a uPVC double glazed angled bay window to the front elevation. Built in wardrobes and drawers.

Bedroom Two. Another good double room having a uPVC double glazed



window to the rear elevation providing views over the Garden. Built in wardrobes. Vanity sink unit.

Bedroom Three. Having a uPVC double glazed window to the rear elevation overlooking the Gardens.

Bedroom Four. Having a uPVC double glazed window to the front elevation.

Bedroom Five. Having a uPVC double glazed window to the front elevation. Built in wardrobe cupboard above the stairwell.

Bathroom. Fitted with a modern white suite with chrome fittings comprising of panel bath with electric shower over. Wash hand basin. WC. Opaque uPVC double glazed window to the rear elevation. Wall mounted gas central heating boiler. Tiled walls.

Outside to the front here is ample driveway parking leading to the integral garage. There is then a gate at the side leading to the rear.

To the rear there is a lovely south facing lawned garden with established borders surrounding.

A superb family home offered for sale with no chain!

Approx Gross Floor Area = 1267 Sq. Feet
= 117.7 Sq. Metres

