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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

49 Okehampton Crescent

Sale, Greater Manchester, M33 5HP



£415,000





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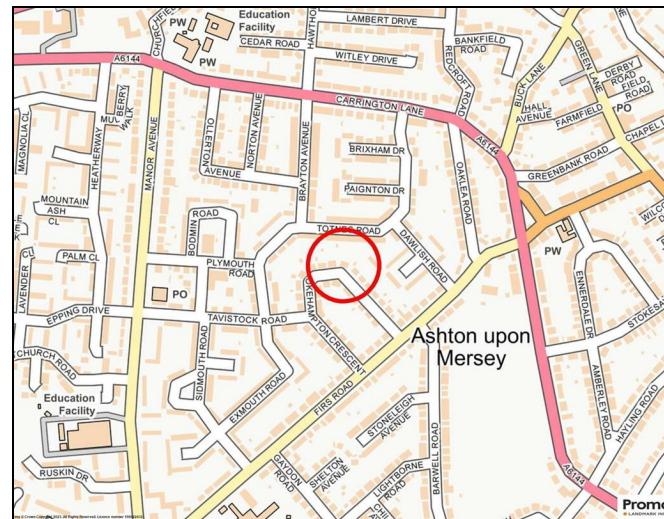
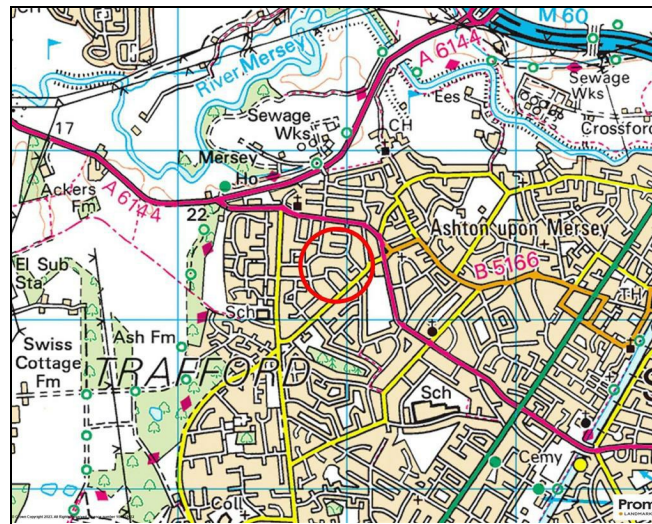
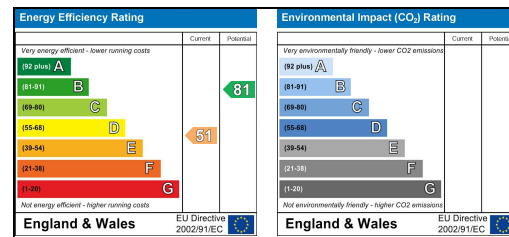


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

A SUPERBLY PROPORTIONED, EXTENDED, THREE BEDROOMED SEMI-DETACHED FAMILY HOME WITH EXCELLENT SIZED WIDE GARDEN PLOT IN A POPULAR LOCATION CLOSE TO ASHTON VILLAGE.

Porch. Hall. WC. Dining Room. Extended Lounge. Kitchen. Three Bedrooms. Bathroom. Large Driveway. Garage. Gorgeous Private Gardens.

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AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures 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 superbly-proportioned, extended, Three Bedroomed Semi-Detached with Accommodation extending to over 1000 sqft.

The property offers excellent-sized rooms throughout along with neutral re-decoration and modern Kitchen and Bathroom fittings.

The Garden Plot is of an excellent size, wider than average, providing not only ample off street Parking and a gorgeous, Private, landscaped Garden, but further potential to extend - subject to any permissions.

The location is ideal, being within an easy reach of the Town Centre and Ashton on Mersey Village and in a great location for popular schools.

An internal viewing will reveal:

Entrance Porch, having a leaded, uPVC double glazed front door. Step-up to an inner door through to the Entrance Hallway.

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

Dining Room. A well-proportioned Reception Room, having a wide bay window to the front elevation. Opening into the Lounge.

Lounge. A superb, large, extended Reception Room, having a set of uPVC double glazed French doors opening out to the rear Garden. Attractive fireplace feature to the chimney breast.

The Kitchen is fitted with a range of modern base and eye-level units with worktops over with inset, one and a half bowl, stainless steel sink unit with mixer tap. Built-in, stainless steel electric oven with four ring gas hob and extractor hood over. Integrated fridge freezer. uPVC double glazed window to the rear elevation overlooking the Gardens and an additional window to the side. Wall-mounted, gas central heating boiler concealed within one of the cupboards. Door opens to the side Porch.

Side Porch, having uPVC double glazed windows to two elevations and a uPVC double glazed door opens to the Garden. Fitted base unit with space and plumbing beneath suitable for a washing machine.

First Floor Landing, having a uPVC double glazed window to the Half Landing. Spindled balustrade to the return of the staircase opening. Doors then provide access to the Three Bedrooms and Bathroom. Loft access point.

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

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the rear elevation providing fabulous views over the Garden.

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

The Bathroom is fitted with a modern white suite with chrome fittings, comprising of: panelled bath with electric shower over, fitted Bathroom cabinets with vanity sink unit and enclosed cistern WC. Opaque, uPVC double glazed windows to the side and rear elevation. Tiled floor. Tiled walls.

The property is approached via a gate paved Driveway providing ample off street Parking; this continues down the side leading to the Detached Garage.

The rear Garden is of an excellent size and extremely private, having decked and paved Patio Areas leading to the main area of lawn with established borders surrounding.

Always popular properties!

LEASEHOLD

999 Year Lease from 2 Sep 1960

936 years remain

End of lease date - 2 Sep 2959

Annual Ground Rent - £9

COUNCIL TAX BAND - D

Approx Gross Floor Area = 1008 Sq. Feet
= 93.64 Sq. Metres

