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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

28 Harewood Avenue

Sale, M33 5BY



Asking Price £680,000

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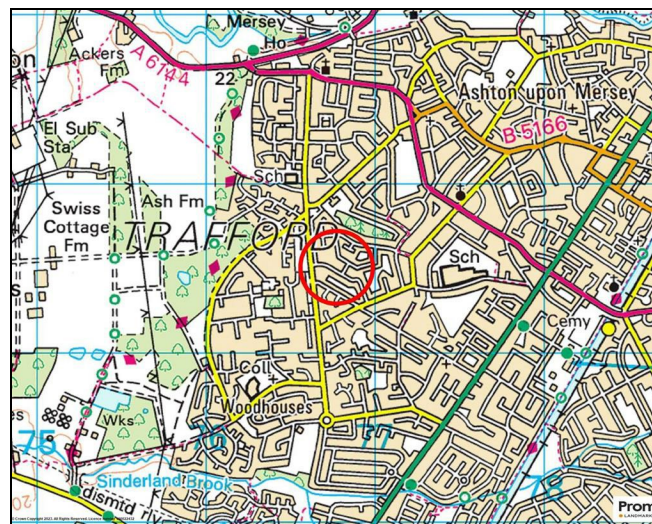


energy efficiency

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(02-10) A
(81-91) B			(11-17) B
(69-80) C			(18-27) C
(55-68) D			(28-39) D
(39-54) E			(40-49) E
(21-38) F			(50-59) F
(1-20) G			(60-69) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions

England & Wales EU Directive 2002/91/EC



Overview

****NO CHAIN** A SUPERBLY PROPORTIONED THREE BEDROOMED DETACHED BUNGALOW WHICH ENJOYS A WONDERFUL LARGE PRIVATE ESTABLISHED REAR GARDEN. ONE OF SALE'S MOST DESIRABLE LOCATIONS.**

Porch. Large Hallway. Large open plan Lounge and Dining Room. Conservatory. Kitchen. Utility + WC. Three Dbl Bedrooms. Bathroom. Ample Parking. Impressive Gardens. RARELY COME ON THE MARKET!

CONTACT SALE 0161 973 6888



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 superbly proportioned Three Bedroomed Detached Bungalow with a fabulous amount of accommodation.

The property is ideally situated on one of Sale's most desirable roads, just off Moss Lane and is conveniently situated for the Town Centre.

Externally, there is ample Parking to the front, Garage storage space and an impressive established private garden plot.

An internal viewing will reveal:

Entrance Porch, having a leaded, uPVC double glazed front door with windows flanking both sides. Step-up to an opaque, uPVC double glazed door opening to the Entrance Hallway.

Entrance Hall. A lovely, large Entrance into the property, having doors providing access to the Lounge, Three Bedrooms, Bathroom and useful storage cupboard.

Bedroom One. A well-proportioned Double Bedroom, having a wide-angled, uPVC double glazed, bay window to the front elevation and mirrored wardrobes.

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

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

Bathroom, fitted with a suite, comprising of: panelled bath with shower mixer attachment, separate enclosed shower cubicle with thermostatic shower, pedestal wash hand basin, WC, bidet. Tiled floor. Tiled walls. Two, opaque, uPVC double glazed windows to the side elevation.

Lounge and Dining Room. A superb, large, combined Living and Dining Space, having a wide-angled, uPVC double glazed, bay window to the front elevation. attractive fireplace feature to the chimney breast. Coved ceiling. Sliding Patio doors open into the Conservatory. Door through to the Kitchen.

There is a impressive, large Conservatory, having uPVC double glazed windows all overlooking the Gardens and uPVC double glazed French doors open out to the Garden.

The Kitchen is fitted with a range of base and eye-level units with worktops over with inset, one and a half bowl, stainless steel sink unit with mixer tap. Built-in NEFF electric oven with 4 ringed hob and extractor hood over. Integrated dishwasher. Ample space for additional freestanding appliances. uPVC double glazed window to the rear elevation providing views over the Garden. uPVC double glazed door opens to outside. Inner door through to the Utility Room.

Utility Room, having space suitable for a tumble dryer. Opaque window to the side elevation. Wall-mounted, 'Vaillant', gas central heating boiler. Doors then open to the Garage Storage and seperate WC.

Separate WC, fitted with a low-level WC. Wash hand basin and large build in storage cupboard.

Garage Storage, having an up and over door to the front. Opaque window to the side elevation and loft access hatch.

The deep frontage of the property has an attractive lawned and shrubbed garden and driveway providing ample off street parking.

There is access down the side of the property via a gate leading to the rear. There is also ample space to the other side of the bungalow.

The gardens are a lovely feature of this property being of an excellent size and really private. The rear garden compromises of substantial lawns with deep, well shaped borders, along with a summer house and garden shed.

These large bungalows rarely come on the market!

Approx Gross Floor Area = 1328 Sq. Feet
= 123.11 Sq. Metres

