



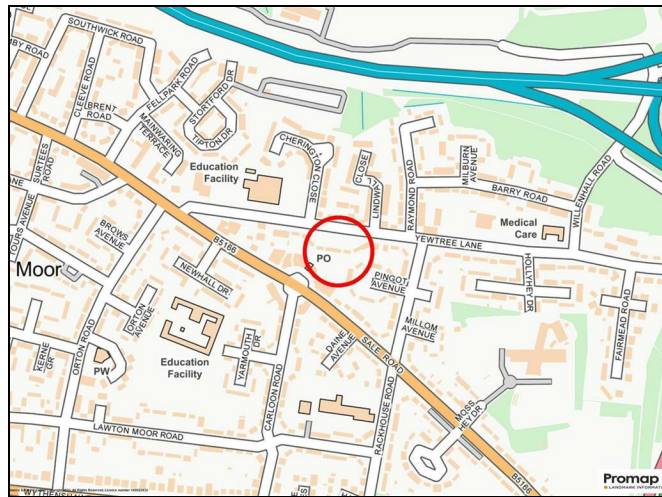
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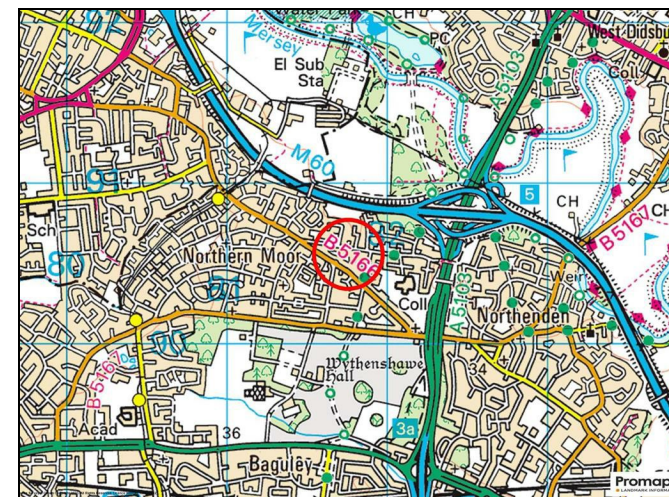
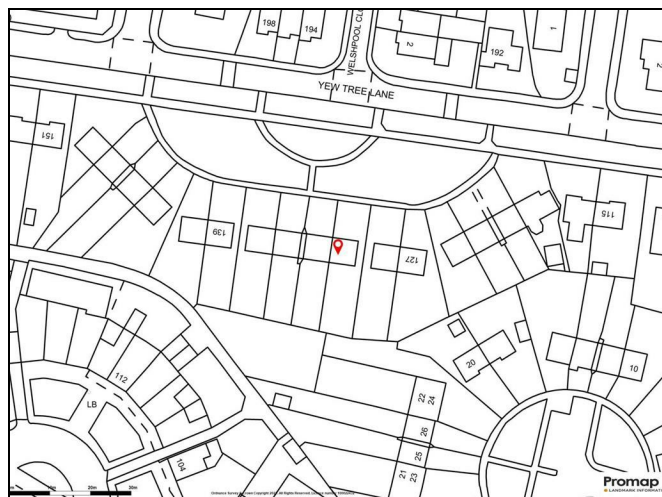


INDEPENDENT ESTATE AGENTS

location



Head east on School Rd/B5166 towards Hayfield St. Turn left onto Sibson Rd/B5166. Turn right onto School Rd/B5166. Turn right to stay on B5166. Turn right at the 1st cross street onto Baguley Rd/A6144. Continue straight onto Northenden Rd/B5166. Turn left onto Yewtree Ln and the destination will be on the right



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	84	England & Wales	

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.



INDEPENDENT ESTATE AGENTS

131 Yewtree Lane Manchester, M23 0EE



A SUPERBLY PROPORTIONED THREE BEDROOMED PROPERTY WHICH ENJOYS AN EXCELLENT SIZED PRIVATE REAR GARDEN. LOVELY POSITION WITH OPEN GREEN TO THE FRONT. EASY REACH TO SALE MOOR AND METROLINK.

Hall. Lounge. Dining Kitchen. Three good sized bedrooms. Shower room. Established gardens.

CONTACT SALE 0161 973 6688

£230,000

in detail



A superbly proportioned Three Bedroomed family home located within this popular neighbourhood. The property enjoys a superb large private rear garden in addition to enjoying a great position on the road facing out to an open green area as well as stocked with a variety of fruit trees and bushes in the rear Garden. Internally there is neutral re-decoration, modern Kitchen and Bathroom fittings and uPVC double glazing. The location is really convenient being within an easy reach of the Metrolink at Sale Road, Local Shops and Sale Moor Village.

An internal viewing will reveal:

Entrance Hall. Having a panelled front door staircase rising to the First Floor. Panelled door through to the Lounge.

Lounge. A well proportioned Reception Room having a set of uPVC double glazed French doors opening out onto the Rear Garden. Panelled door through the Dining Kitchen.

Dining Kitchen. A good size Kitchen with plenty of space for a dining table. The Kitchen itself is fitted with a range of modern base style of units with worktops over and inset one and a half bowl stainless steel sink unit with mixer tap. Built in oven with four ring gas hob and extractor hood over. Ample space for additional free standing appliances. uPVC double glazed windows to the front, side and rear elevation and an opaque uPVC double glazed door opening to outside. Recently upgraded wall mounted main gas central heating boiler. Stripped double doors open to a useful storage cupboard.

First Floor Landing. A spindle balustrade returns to the staircase opening, doors then open to the Three Bedrooms and Shower Room. Opaque uPVC double glazed window to the front elevation. Loft Access Point.

Bedroom One. An excellent sized double bedroom having a uPVC double glazed window to the rear elevation providing lovely views over the large rear garden. Built in wardrobes.

Bedroom Two. Another good double room having a uPVC double glazed window to the side elevation. Built in wardrobes.

Bedroom Three. Having a uPVC double glazed window to the front elevation. Useful built in storage cupboard above the stairwell. Picture rail surround.

Shower Room. Fitted with a contemporary white suite with chrome fittings comprising of enclosed shower cubicle with thermostatic shower. WC. Wash hand basin. Wall mounted heated polish chrome tile radiator. Opaque uPVC double glazed window to the front elevation.

To the rear the property enjoys a superb large lawned garden with borders surrounding and plenty of mature hedges and trees making it feel really private.

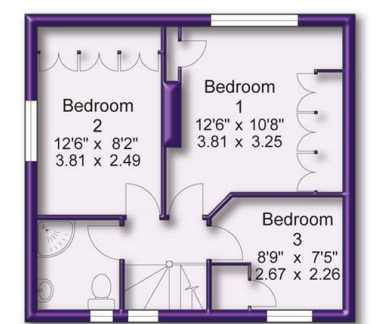
Always a popular place to live!



Approx Gross Floor Area = 760 Sq. Feet
= 70.45 Sq. Metres



Ground Floor



First Floor