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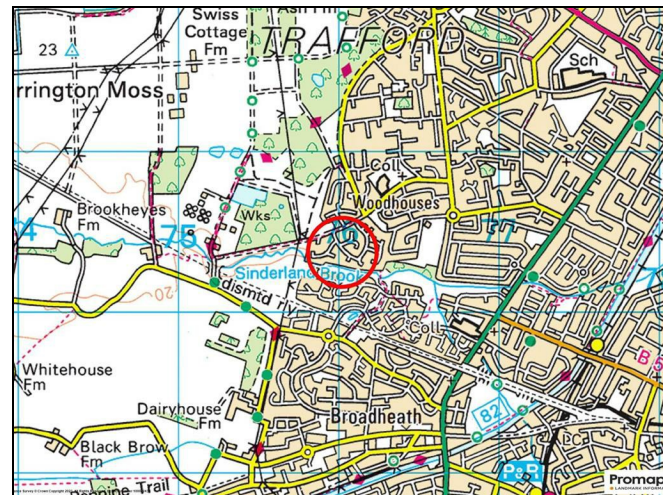
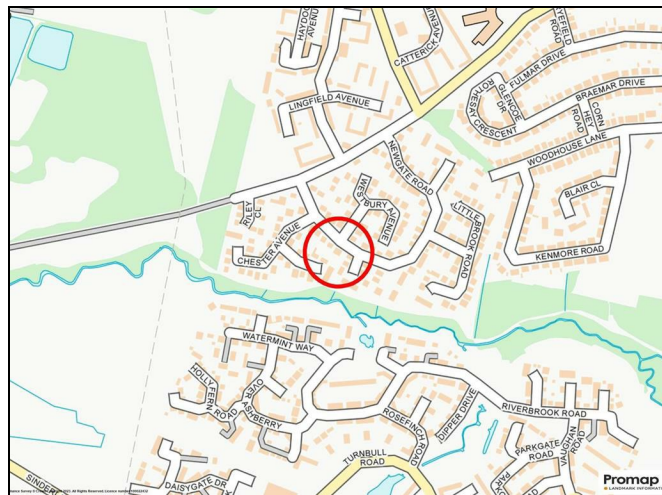


INDEPENDENT ESTATE AGENTS

# location



Head east on School Rd/B5166 towards Hayfield St. Take Washway Rd/A56 and Woodhouse Ln to Cherry Ln. Turn right onto Sibson Rd/B5166. Turn left onto Washway Rd/A56. Turn right onto Woodhouse Ln. At the roundabout, take the 3rd exit onto Manor Ave. Continue on Cherry Ln. Drive to Newgate Rd. At the roundabout, take the 1st exit onto Cherry Ln. Continue onto Woodhouse Ln then turn left onto Newgate Rd. 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		78	82
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 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 Newgate Road Sale, M33 4JJ



**\*\*NO CHAIN\*\* A WELL PROPORTIONED THREE BEDROOMED SEMI DETACHED LOCATED WITHIN THIS POPULAR NEIGHBOURHOOD. SOME GENERAL COSMETIC MODERNISATION REQUIRED. DRIVEWAY. GARAGE AND GOOD SIZED REAR GARDEN.**

**Hall. Lounge. Large 21' Dining Kitchen. Three Bedrooms. Bathroom. Gardens. Driveway parking. Attached Garage.**

**CONTACT SALE 0161 973 6688**

**£290,000**

# in detail



A well proportioned Three Bedroomed Semi-Detached which offers over 1000 sqft of Accommodation.

The property is located within this popular neighbourhood close to several of the local Schools and within an easy reach of Sale and Ashton on Mersey Village.

Internally the property is in need of some general cosmetic modernisation but perfect for those buyers wanting to add their own mark on a property.

In addition to the Accommodation, there is Driveway Parking, Attached Garage and a good sized rear Garden.

An internal viewing will reveal:

Entrance Porch. Having uPVC double glazed front door and a further door through to the Entrance Hallway.

Entrance Hall. Doors providing access to the Lounge, Staircase rising to the First Floor.

Lounge. A well proportioned Reception Room having a uPVC double glazed window to the front elevation. Fire place feature to one wall. A further door provides access to a useful storage cupboard, opening into the Dining Kitchen.

Dining Kitchen. A superb large 21 foot room with ample space for a table. The Kitchen itself is fitted with a modern base style units with worktops over and inset one and a half bowl stainless steel sink unit with mixer tap. Built in stainless steel oven with four ring gas hob with extractor hood over. Ample space for a range of free standing appliances. uPVC double glazed windows to the rear and side elevation. uPVC double glazed French doors open out to the Garden plus an additional uPVC double glazed door to the rear. Wall mounted gas central heating boiler. Inset spotlight to the ceiling.

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

Bedroom One. A good sized double room having a uPVC double glazed window to the front elevation.

Bedroom Two. Having a uPVC double glazed window to the rear elevation overlooking the Gardens. Built in cupboard.

Bedroom Three. Having a uPVC double glazed window to the front elevation. Built in storage cupboard.

Bathroom. Fitted with a white suite with chrome fittings comprising of shaped panelled bath with shower over and fitted glass shower screen. Vanity sink unit. WC. Opaque uPVC double glazed window to the rear elevation.

Outside the front of the property has Driveway Parking which then leads to the Attached Garage. The Garage has a metal door to the front, a uPVC double glazed door provides access to the rear.

There is a good sized, broadly south westerly facing, lawned rear garden.

NO CHAIN!



Approx Gross Floor Area = 1014 Sq. Feet  
= 94.3 Sq. Metres

