



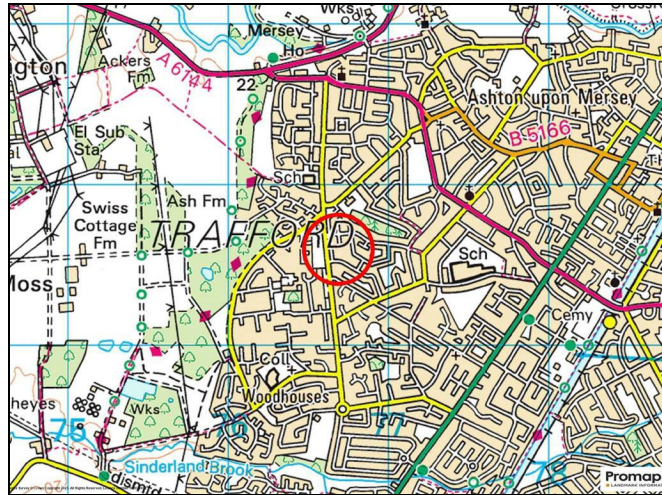
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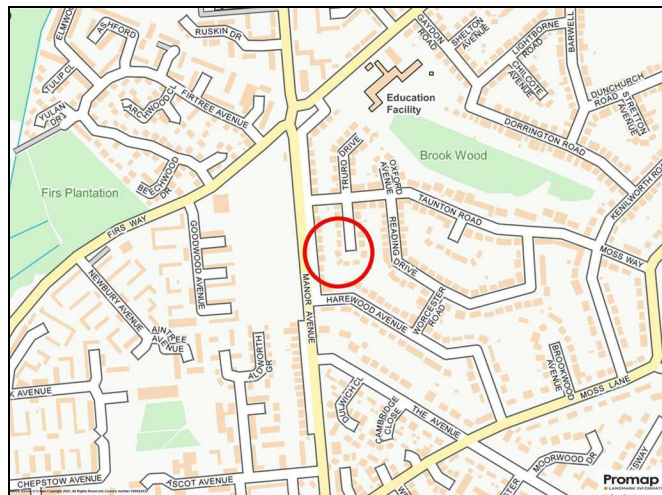


INDEPENDENT ESTATE AGENTS

# location



Head east on School Rd/B5166 towards Hayfield St. Turn right onto Sibson Rd/B5166. Turn left onto Washway Rd/A56 then turn right onto The Avenue. Turn right onto Manor Ave and turn right onto Taunton Rd. Turn right onto Gloucester Dr 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		84	(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 <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		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

# 20 Gloucester Drive

## Sale, M33 5DH



**\*\*NO CHAIN\*\* A WELL PROPORTIONED THREE BEDROOMED SEMI DETACHED LOCATED ON THIS EVER POPULAR CUL DE SAC. SUPERB GOOD SIZED GARDEN PLOT. AMPLE DRIVEWAY PARKING.**

**Hall. Lounge. Dining Room. Conservatory. Kitchen. Three Bedrooms. Bathroom. Ample Parking. Lovely Private rear Garden.**

**CONTACT SALE 0161 973 6688**

**£375,000**



# in detail



A well proportioned Three Bedroomed Semi-Detached which offers good sized rooms throughout.

The location is ideal, on a popular cul de sac which is ideal for several of the in demand Schools as well as being within an easy reach of Ashton on Mersey Village and Sale Town Centre.

In addition to the Accommodation there is ample Driveway Parking, and lovely Private Gardens.

An internal viewing will reveal:

Entrance Porch having opaque leaded uPVC double glazed front door, step up to an opaque leaded inner door through to the Entrance Hallway.

Entrance Hall. Having a spindle staircase rising to the First Floor, doors then open to the Lounge and Kitchen.

Lounge. A well proportioned Reception Room having a uPVC double glazed bay window to the front elevation. Attractive fireplace feature to the chimney breast. Opening into the Dining Room.

Dining Room. Having a set of sliding patio doors open to the Conservatory.

Conservatory. Having hardwood double glazed windows to three elevations and a set of French doors opening out to the Gardens. Tiled floor.

Kitchen. The Kitchen is fitted with a range of base style of units and worktops over and inset one and a half bowl sink unit with mixer tap. Built in stainless steel fronted electric oven with four ring ceramic hob. Ample space for a range of free standing appliances. Integrated side by side fridge and freezer. Wall mounted Bosch gas central heating boiler. a uPVC double glazed window to the rear elevation overlooking the Gardens and an opaque uPVC double glazed door opens to outside.

First Floor Landing. Having a opaque uPVC double glazed window to the half landing, spindle balustrade staircase returns to the staircase opening. Doors then open to the Three Bedrooms and Bathroom.

Bedroom One. A well proportioned double bedroom having a uPVC double glazed bay window to the front elevation.

Bedroom Two. Another good double room having a uPVC double glazed window to the rear elevation overlooking the Gardens.

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

Bathroom. Fitted with a modern white suite comprising of panelled bath, separate

enclosed shower cubicle with thermostatic shower. WC. Wash hand basin. Wall mounted polished chrome towel rail radiator. Tiled floor. Tiled walls. Opaque uPVC double glazed window to the side and rear elevation.

Externally, the front of the property is approached by a good sized paved driveway providing ample off street parking. This then continues down the side of the property and via a gate to the Rear Garden.

The rear of the property enjoys a well established good sized Garden which has a large paved walled patio area which then leads onto the main area of lawn with well established borders surrounding making the Garden extremely private.

Approx Gross Floor Area = 987 Sq. Feet  
= 91.49 Sq. Metres

