



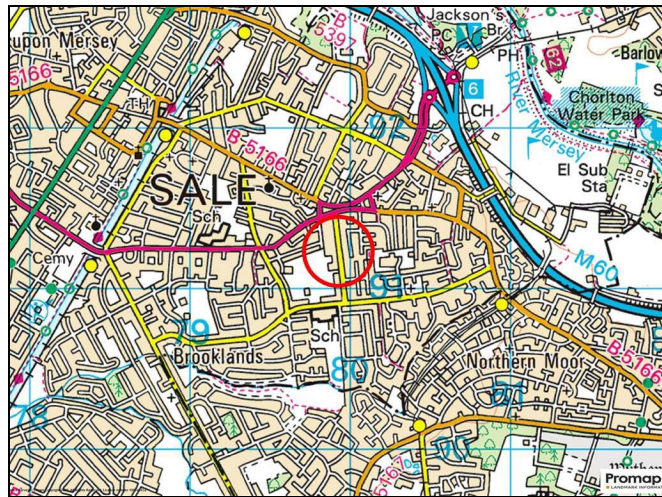
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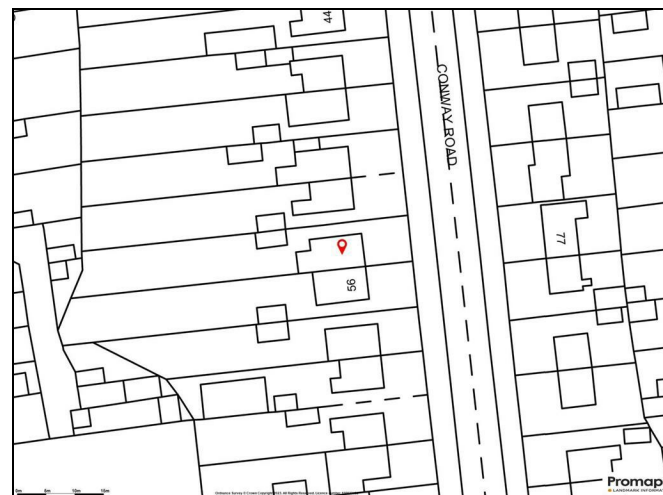
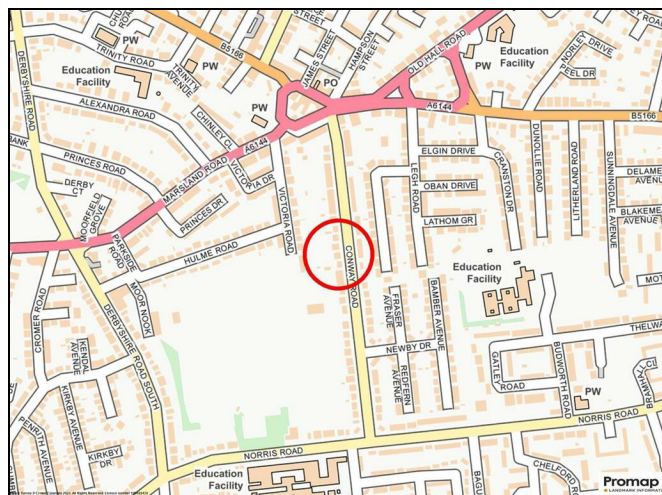


INDEPENDENT ESTATE AGENTS

location



From Watersons Sale Office, head east on School Rd/B5166 towards Hayfield St. Turn left onto Sibson Rd/B5166 and turn right onto School Rd/B5166. Turn right to stay on B5166 then turn right at the 1st cross street onto Baguley Rd/A6144. Turn right to stay on Baguley Rd/A6144 then turn left onto Conway 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	Environmental Impact (CO ₂) Rating		Current	Potential
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		England & Wales		EU Directive 2002/91/EC	

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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

54 Conway Road Sale, M33 2TB



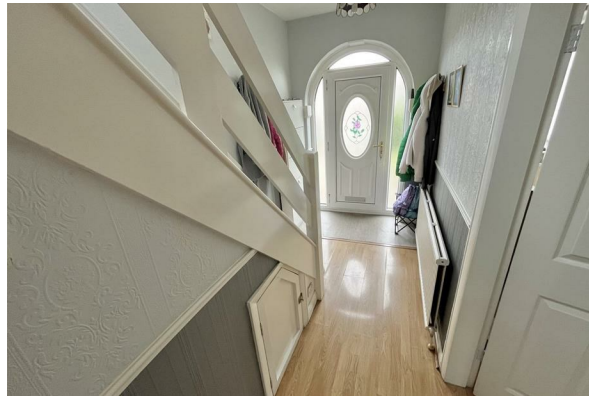
A WELL PROPORTIONED THREE BEDROOMED SEMI DETACHED WHICH ENJOYS FABULOUS LARGE OVER 120FT PRIVATE REAR GARDEN. POPULAR LOCATION WITHIN AN EASY REACH OF SALE MOOR VILLAGE AND SEVERAL OF THE SCHOOLS.

Hall. WC. Dining Room. Lounge. Kitchen. Conservatory. Three Bedrooms. Shower room. Driveway Parking. Garage. Amazing gardens.

CONTACT SALE 0161 973 6688

£385,000

in detail



A superbly proportioned Three Bedroomed Semi-Detached which offers excellent Family Accommodation.

The property is located within this ever popular area, close to several of the popular schools and within an easy reach of Sale Moor Village.

This particular property enjoys one of the largest Gardens on the road, being extremely private and extending to over 120ft in length!

In addition to the Accommodation, there is ample Driveway Parking and a Detached Garage.

An internal viewing will reveal:

Entrance Hall. Having an opaque leaded and stained glass double glazed front door. Staircase rises to the First Floor. All doors then open to the Lounge, Dining Room, Kitchen and Ground Floor WC.

Ground Floor WC. Fitted with a low level WC and wall hung wash hand basin. Opaque uPVC double glazed window to the side elevation.

Dining Room. A well proportioned Reception Room having a uPVC double glazed bay window to the front elevation.

Lounge. A good size extended Reception Room having a set of uPVC double glazed French doors opening out onto the Conservatory. Coved ceiling.

Kitchen. Fitted with a range of modern base style of units with worktops over and inset sink unit with mixer tap. Ample space for a range of free standing appliances. uPVC double glazed windows to the rear and side elevation. Wall mounted gas central heating boiler fitted in December 2023. Opening into the Conservatory.

Conservatory. A superb addition to the property having a uPVC double glazed windows to three elevations all providing views over the large rear Garden and a uPVC double glazed door opens to outside.

First Floor Landing. Having a opaque uPVC double glazed window to the half landing. Doors then provide access to the Three Bedrooms and Shower Room.

Bedroom One. An excellent sized double bedroom having a having a uPVC double glazed bay window to the front elevation. Extensive built in bedroom furniture with wardrobes, drawers, cabinets and bedside tables.

Bedroom Two. Another good sized double room having a uPVC double glazed window to the rear elevation providing lovely views over the rear Garden. Picture rail surround.



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

Shower Room. Fitted with a suite with double width shower enclosure with thermostatic shower. WC. Wash hand basin. Opaque uPVC double glazed window to the side elevation. Wall mounted heated chrome towel rail radiator. Loft access point.

Outside, the front of the property is approached via a paved Driveway providing ample off street Parking. There is a timber gate at the side which leads down the side of the property and the rear Garden.

To the rear of the property there is a wonderful large Garden extending to over 120ft in length! There is a paved patio area leading onto the main area of lawned Garden with established borders surrounding. Single Garage located within the Garden.

A lovely family home with an amazing garden!

Approx Gross Floor Area = 972 Sq. Feet
= 90.10 Sq. Metres

