



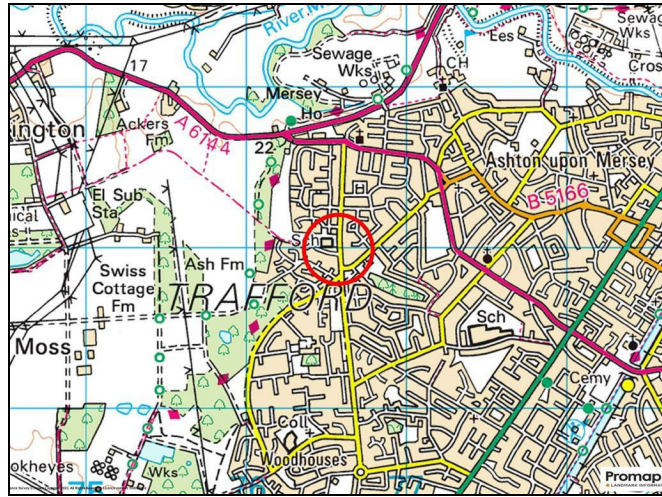
HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

SALE OFFICE:
 91-93 SCHOOL ROAD, SALE,
 CHESHIRE M33 7XA
 TEL: 0161 973 6688
 FAX: 0161 976 3355
 Email: sale@watersons.net

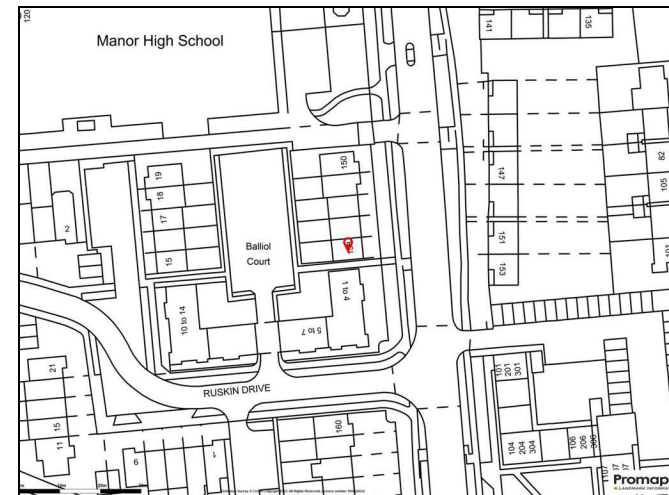
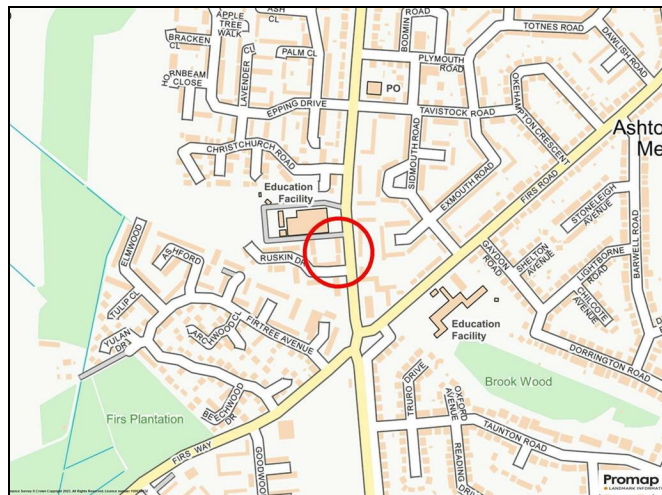


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, head east on School Rd/B5166 towards Hayfield St. Turn right onto Sibson Rd/B5166 and turn left onto Washway Rd/A56. Turn right onto Harboro Way/A6144. At the roundabout, take the 1st exit onto Firs Rd then take the 2nd exit onto Manor Ave. Turn left onto Ruskin Dr and the property 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			
		71	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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

158 Manor Avenue Sale, M33 5TG



****NO CHAIN** A SUPERBLY PROPORTIONED THREE/FOUR BEDROOMED MODERN TOWNHOUSE WITH OVER 1300 SQFT OF ACCOMMODATION OVER THREE FLOORS. ALLOCATED PARKING. LOVELY ENCLOSED GARDEN. IDEAL LOCATION FOR SCHOOLS**

GF - WC. Sitting room/Bed4, Breakfast Kitchen FF - Lounge and Bedroom 3. SF -Two further Double Bedrooms and two Bath/Shower, one En Suite. Driveway parking. Energy Rating:

CONTACT SALE 0161 973 6688

Offers Over £350,000

in detail



A superbly proportioned Three Bedroomed, modern Townhouse located on this popular Development.

The property offers excellent family accommodation over three floors

In addition to the Accommodation, there is Driveway Parking to the rear and enclosed rear Garden.

The location very convenient being close to several of the Local Schools including Ashton on Mersey and within an easy reach of the Town Centre.

An internal viewing is a must and will reveal:

Entrance Hall. Having a front door which then provides access to Ground Floor WC, Breakfast Kitchen and Sitting Room. Staircase rises to the First Floor.

Sitting Room. Having a uPVC double glazed window to the front elevation.

Breakfast Kitchen. Fitted with a range of modern base style of units with chrome t-bar handles and worktops over with inset one and a half bowl stainless steel sink with mixer tap. Built in stainless steel fronted electric oven with four ring gas hob and extractor hood over. Ample space for a range of free standing appliances. Wall mounted Vaillant gas central heating boiler concealed in one of the cupboards. uPVC double glazed window to the rear elevation overlooking the Garden and an opaque uPVC double glazed door opens to outside. Door provides access to useful understairs storage cupboard. Inset spotlights to the ceiling.

First Floor Landing. Having a uPVC double glazed window to the rear elevation. Spindle balustrade to return staircase opening. Doors then open to the First Floor Lounge and Bedroom Three.

Bedroom Three. Having a uPVC double glazed window to the rear elevation overlooking the Garden.

Lounge. A superb large Reception Room having two uPVC double glazed windows to the front elevation. Fire surround to one wall.

Second Floor Landing. Having a uPVC double glazed window to the rear elevation. Doors then open to Two Further Bedrooms and Family Bathroom and useful storage cupboard housing the hot water tank. Loft Access Point.

Bedroom One. A well proportioned double bedroom having a uPVC double glazed window to the front elevation. Door through to the En Suite Shower



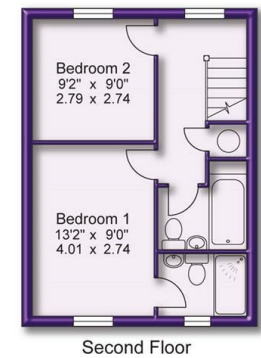
Room.

En Suite Shower Room. Fitted with a shower enclosure with thermostatic shower. Wash hand basin. WC. Opaque uPVC double glazed window to the front elevation. Bedroom Two. Having a uPVC double glazed window to the rear elevation.

Bathroom. Fitted with a suite comprising of panelled bath with electric shower over and fitted glass shower screen. WC. Wash hand basin. Inset spotlights to the ceiling.

Outside the rear of the property enjoys a lovely enclosed lawn Garden with paved patio. There is a useful access gate at the side of the garden just for this property.

No Chain!



Approx Gross Floor Area = 1097 Sq. Feet
= 101.69 Sq. Metres

