



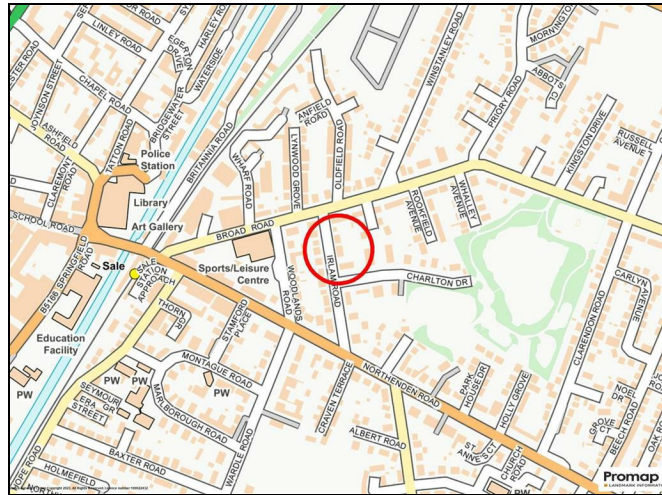
HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

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

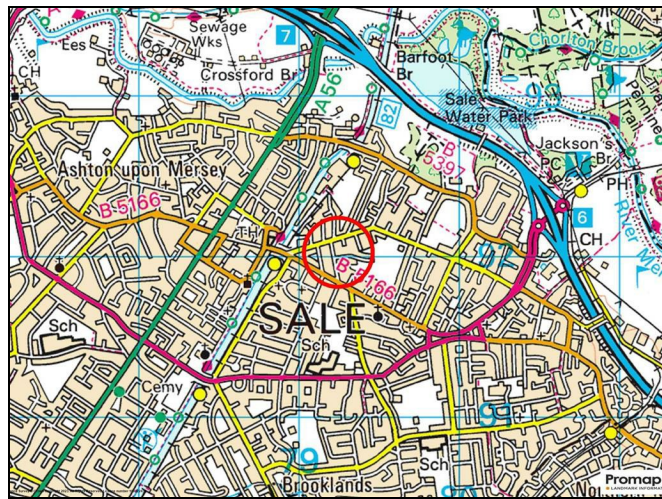


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, proceed on School Road then turn left onto Sibson Rd/B5166. Continue to follow B5166 then Turn right onto School Rd/B5166 then turn left onto Broad Rd. Turn right onto Irlam Rd and the property will be on the left.



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	

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.



WATERSONS

INDEPENDENT ESTATE AGENTS

16 Irlam Road Sale, M33 2BH



A SUPERBLY PROPORTIONED, FOUR BEDROOMED FAMILY DETACHED WHICH OFFERS OVER 1350 SQFT OF ACCOMMODATION. PRIVATE REAR GARDEN. IDEAL FOR SEVERAL OF THE LOCAL SCHOOLS AND THE TOWN CENTRE.

Hall. WC. Lounge. Dining Room. Breakfast Kitchen. Four Bedrooms. Bathroom. Driveway. Garage. Established private rear garden.

CONTACT SALE 0161 973 6688

£550,000

in detail



A well proportioned Four Bedroomed Family Detached offering over 1350 sqft of accommodation.

The location is ideal, being on a popular road perfect for the Town Centre, Local Schools and the open space of Worthington Park just around the corner.

In addition to the Accommodation, there ample driveway Parking, Garage and a private established rear Garden.

An internal viewing will reveal:

Entrance Hall. Having an opaque glazed panelled front door. Doors then provide access to Lounge, Kitchen and Ground Floor WC. Staircase rises to the First Floor with useful understairs storage. Coved ceiling.

Ground Floor WC. Fitted with a WC. Wall hung wash hand basin. Opaque uPVC double glazed window to the rear elevation.

Lounge. A fabulous large Reception Room having a uPVC double glazed bow window to the front elevation. Fireplace feature to one wall. Coved ceiling. Opening to the dining room.

Dining Room. Another good sized Reception Room having a set of uPVC double glazed French doors opening out onto the rear Garden. Coved ceiling. Door through to the Kitchen.

Kitchen. Fitted with a range of modern gloss finish base style of units with chrome handles and worktops over with inset one and a half bowl stainless steel sink unit with mixer tap. Built in Bosch stainless steel fronted electric oven with four ring ceramic hob and stainless steel and glass extractor hood over. Ample space for a range of free standing appliances. Wall mounted 'glow worm' gas central heating boiler concealed in one of the cupboards. 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 an opaque uPVC double glazed bow window to the side elevation. Doors then provide access to the Four Bedrooms, Bathroom and useful storage cupboard. Loft Access Point.

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

Bedroom Two. Another good sized 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 rear elevation overlooking the Gardens.

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

Bathroom. Fitted with a contemporary white suite with chrome fittings comprising of free standing shaped bath with central chrome mixer taps. Separate enclosed shower cubicle with thermostatic shower. WC. Wash hand basin. Wall mounted heated polished chrome towel rail radiator. Opaque uPVC double glazed window to the side elevation. Inset spotlights.

Outside there is driveway parking to the front which leads to the attached Garage.

To the rear there is a private established lawned garden.

Such a convenient location!

