



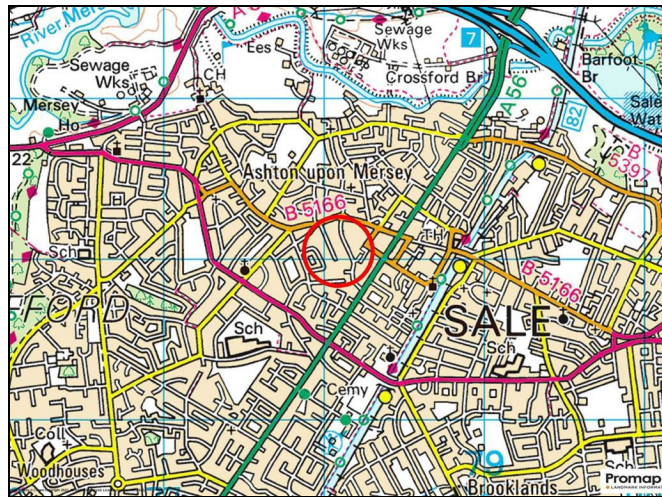
HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

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

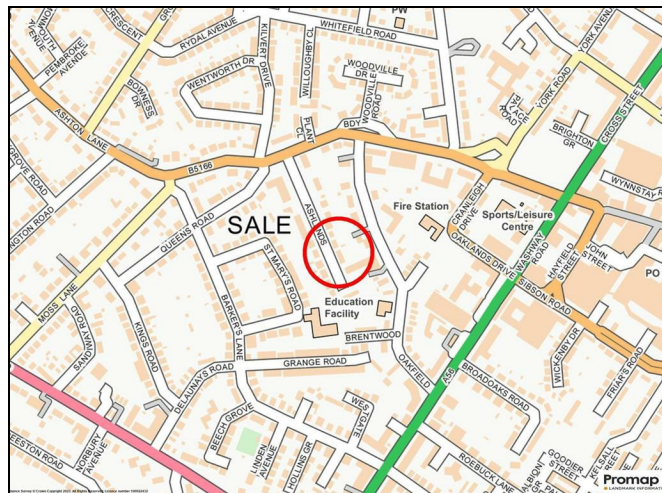


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, proceed on School Road then turn right onto Sibson Rd/B5166. Turn left onto Washway Rd/A56 then right onto Barkers Ln. Turn right onto Ashton Ln/B5166 then turn right onto Ashlands where 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
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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

25 Ashlands Sale, M33 5PB



A SUPERBLY PROPORTIONED THREE BEDROOMED SEMI DETACHED WHICH ENJOYS A LOVELY PRIVATE REAR GARDEN. POPULAR WIDE CUL DE SAC PERFECT FOR SCHOOLS/TOWN CENTRE. IMMACULATE INTERIOR. CONTEMPORARY KITCHEN AND BATHROOM.

Porch. Hallway. Dining Room. Lounge. Kitchen. Three Bedrooms. Bathroom. Garage. Lovely Gardens.

CONTACT SALE 0161 973 6688

Offers Over £550,000

in detail



A superbly proportioned Three Bedroomed Semi-Detached which offers excellent sized rooms throughout.

The location is ideal being on this very desirable road, being a wide cul de sac within an easy reach of the Town Centre and several of the popular Schools.

In addition to the Accommodation there is ample Driveway Parking, Garage and an established private rear Garden.

Internally there is neutral re-decoration throughout and stylish Contemporary Kitchen and Bathroom.

An internal viewing will reveal:

Entrance Porch. Having opaque uPVC double glazed double doors to the front. Step up to an opaque glazed panelled door to the Entrance Hallway.

Entrance Hall. Having a spindled staircase rising to the First Floor with a useful understairs storage cupboard. Glazed panelled door opens to the Dining Room and Kitchen.

Kitchen. A stylish kitchen refitted with a range of contemporary matte grey finish base style of units with worktops over and inset stainless steel one and a half bowl sink unit with Qettle instant hot water tap. Integrated stoves electric oven with five ring Bosch gas hob. Further integrated appliances include fridge, freezer and dishwasher. uPVC double glazed windows to the rear and side elevation and opaque uPVC double glazed door leads to outside.

Dining Room. A well proportioned reception room having a uPVC double glazed bay window to the front elevation. Coved ceiling. Large opening into the Lounge.

Lounge. Having a set of uPVC double glazed French doors opening out onto the rear Garden. Attractive fire place feature to the chimney breast. Coved ceiling.

First Floor Landing. Having a spindle balustrade to return the staircase opening. Opaque uPVC double glazed window to the side elevation. Doors then provide access to the Three Bedrooms and Bathroom.

Bedroom One. An excellent sized double room having uPVC double glazed bay window to the front elevation. Modern built in wardrobes with sliding doors to one wall. Coved ceiling.



Bedroom Two. Another excellent sized double bedroom having a uPVC double glazed window to the rear elevation overlooking the Gardens. Coved ceiling.

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

Bathroom. A large bathroom fitted with a white suite and chrome fittings comprising of deep double ended tiled panelled bath with central chrome mixer taps. Separate enclosed shower cubicle. WC. Wash hand basin. Wall mounted polished chrome towel rail radiator. Opaque uPVC double glazed window to the rear elevation. Inset LED spotlights to the ceiling.

Outside the property has a good sized driveway providing ample parking, this continues down the side leading to the Detached Garage and Gardens.

Such a popular place to live!



Approx Gross Floor Area = 929 Sq. Feet
= 86.3 Sq. Metres

