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INDEPENDENT ESTATE AGENTS

# location



From our Watersons Sale Office, proceed on School Road then turn right onto Sibson Rd/B5166 then turn left onto Washway Rd/A56. Turn right onto Barkers Ln then left onto Ashton Ln/B5166. Turn right onto Church Ln and stay on the road which slight left 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 <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	84	England & Wales		EU Directive 2002/91/EC	71

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

# 79 Church Lane Sale, M33 5GW



**\*\*NO CHAIN\*\* A WELL PROPORTIONED THREE BEDROOMED SEMI DETACHED LOCATED ON THIS EVER POPULAR ROAD PERFECT FOR ASHTON ON MERSEY VILLAGE. DRIVEWAY. GARAGE. GARDENS.**

**Hallway. WC. Lounge. Dining Room. Kitchen. Three Bedrooms. Bathroom. Ample Parking. 18' Integral Garage. Enclosed Garden.**

**CONTACT SALE 0161 973 6688**

**Offers Over £370,000**

# in detail



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

The location is ideal being on this very popular road which is within a short distance to the Village and several of the local Schools including Wellfield.

In addition to the Accommodation there is ample Parking, 18' Integral Garage and an enclosed rear Garden.

An internal viewing will reveal:

Entrance Hall. Having opaque uPVC double glazed front door. Glazed panelled door to the Ground Floor WC and Dining Room, another door provides access to the Integral Garage.

Ground Floor WC. Fitted with a low level WC. Opaque uPVC double glazed window to the side elevation.

Integral Garage. Superb large 18ft Garage having a metal "up and over" door to the front. Opaque uPVC double glazed window to the side. Wall mounted gas central heating boiler.

Dining Room. Having a uPVC double glazed window to the front elevation. Dado rail surround. Staircase rises to the First Floor with useful understairs storage. Doors then open to the Lounge and Kitchen.

Lounge. An excellent sized Reception Room having a uPVC double glazed window to the rear elevation overlooking the Gardens. Glazed panelled door opens to outside.

Kitchen. Fitted with an extensive range of base and eye level units with worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over. Freestanding oven with extractor fan over and there is ample space for further kitchen appliances. A door and windows overlook and provide access to the garden. Tiled floor.

First Floor Landing. Having a uPVC double glazed window to the half landing. Doors then provide access to the Three Bedrooms and Bathroom. Loft Access Point.

Bedroom One. An excellent sized double bedroom having a uPVC double glazed window to the rear elevation overlooking the Gardens.

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



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

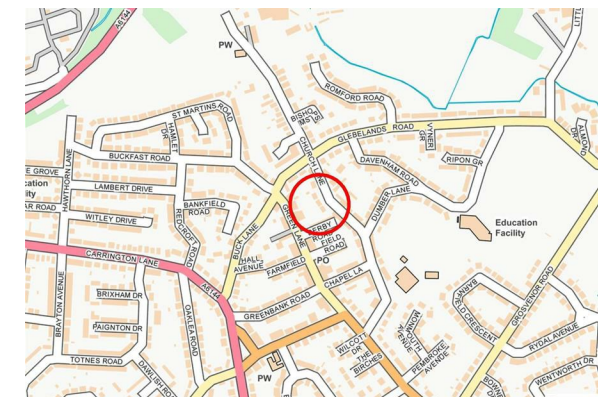
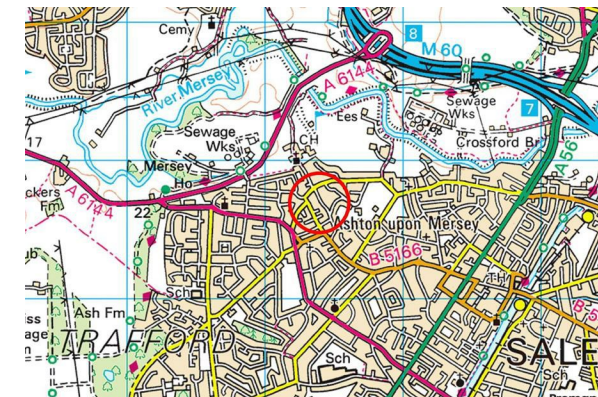
Bathroom. Fitted with a white suite with chrome fittings comprising of panelled bath with electric shower over. Vanity sink unit. WC. Opaque uPVC double glazed windows to the rear and side elevation. Tiled floor. Part tiled walls.

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

To the rear there is a lovely enclosed garden mostly paved for easy maintenance.

Always a popular place to live! No chain!

- Leasehold - 999 years from 1 August 1967  
- Council Tax Band D



Approx Gross Floor Area = 1138 Sq. Feet  
= 105.8 Sq. Metres

