



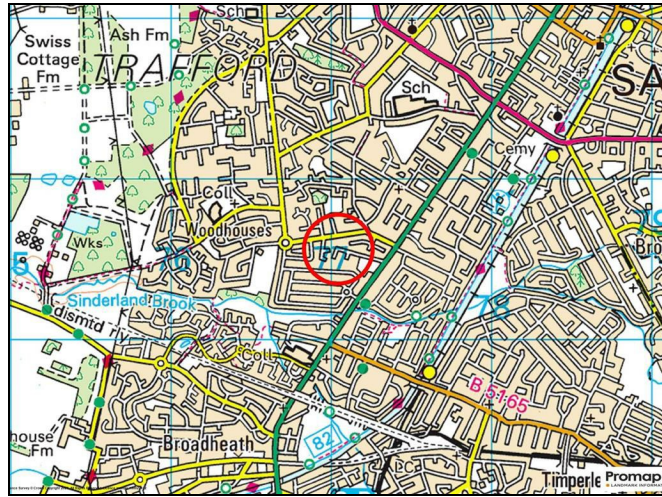
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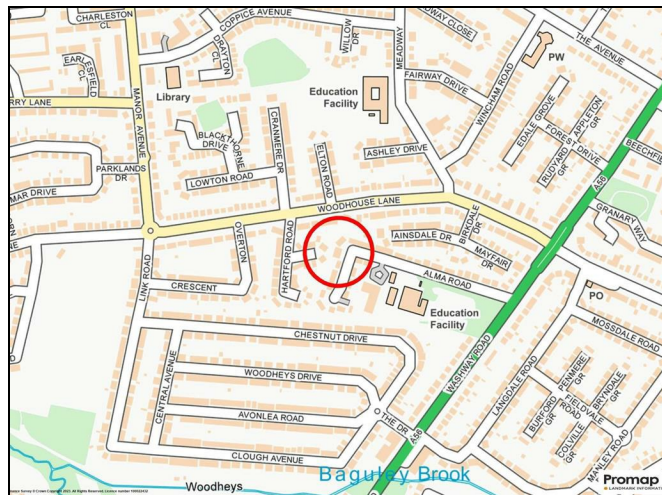


INDEPENDENT ESTATE AGENTS

# location



From Watersons Sale Office, proceed on School Road and turn right onto Sibson Rd/B5166. Turn left onto Washway Rd/A56 and turn right onto Alma Rd after 1 mile. 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	Environmental Impact (CO <sub>2</sub> ) Rating	
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	78	England & Wales	

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

# 52 Alma Road Sale, Cheshire, M33 4HD



**AN EXCELLENT SIZED THREE BEDROOMED SEMI DETACHED WHICH OFFERS SUPERB FAMILY ACCOMMODATION. LARGE CONVERTED LOFT ROOM. 22' GARAGE. ENCLOSED REAR GARDEN. PERFECT FOR TYNTESFIELD PRIMARY.**

**Hall. Lounge. Dining Room. Kitchen. Three Bedrooms. Bathroom. Converted loft Room. Driveway. Garage. Lovely established rear Garden.**

**CONTACT SALE 0161 973 6688**

**£425,000**

# in detail



An excellent-sized, Three Bedroomed Semi-Detached which offer superb family accommodation and includes a 17' Converted Loft room.

The location is ideal being towards the end of a popular cul de sac which is perfect for several of the Local Schools including Tynesfield Primary which is just down the road.

In addition to the Accommodation there is ample Driveway Parking, 22' Garage and lovely, Private rear Garden.

An internal viewing will reveal: Entrance Hall. Having an opaque uPVC double glazed front door with adjacent angled uPVC double glazed windows. Staircase rises to the First Floor. Doors then provide access to the Lounge, Dining Room, Kitchen and useful downstairs storage cupboard.

Lounge. A well proportioned Reception Room having a wide angled uPVC double glazed bay window to the front elevation. Glazed sliding doors open to the Dining Room.

Dining Room. Another good size Reception Room having a set of sliding uPVC double glazed patio doors opening out onto the Rear Garden.

Kitchen. Fitted with a range of modern gloss finish base style of units with worktops over and inset stainless steel sink unit with mixer tap. Built in stainless steel fronted electric double oven with five ring gas hob and extractor hood over. Integrated dishwasher. Ample space for a range of free standing appliances. Wall mounted Valient gas central heating boiler. uPVC double glazed window to the rear overlooking the Gardens and additional window to the side. Opaque uPVC double glazed door opens to outside.

First Floor Landing. Having an opaque uPVC double glazed window to the half landing. Doors then provide access to the Three Bedrooms, Bathroom and Additional WC. Staircase rises to the Converted Loft Room. uPVC double glazed window to the front elevation.

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

Bedroom Two. Another good double bedroom having a uPVC double glazed window to the rear elevation overlooking the Gardens. Built in wardrobes to one wall.

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

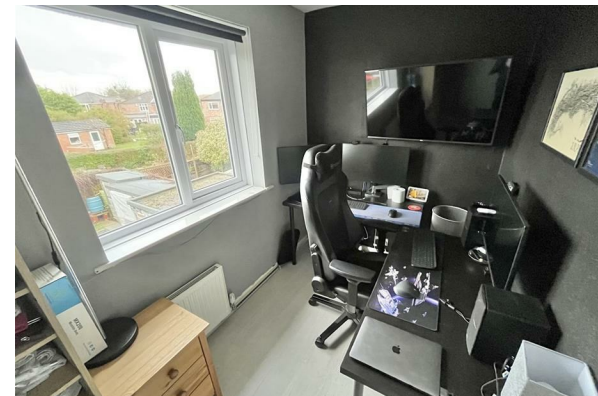
Bathroom. Fitted with a modern white suite with chrome fittings comprising of panelled bath with shower mixer attachment. WC. Wash hand basin. Opaque uPVC double glazed window to the side elevation.

Additional WC. Fitted with a low level WC. Wall hung wash hand basin. Opaque uPVC double glazed window to the front elevation.



Second Floor Landing. Having an uPVC double glazed window to the side elevation. Door through to the Converted Loft Room.

Converted Loft Room. A fabulous large room having two skylight Velux windows to the Rear Elevation. Built in wardrobes. Further storage space within the eaves. \*Note that there are no building regulations in place\*



Outside there is ample driveway parking to the front, part continues down the side under a carport. There is a large 22' Garage. To the rear is a lovely enclosed lawned rear garden.

A lovely family home!

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1412 Sq. Feet  
(Including Garage) = 131.2 Sq. Metres  
Approx Gross Floor Area = 1236 Sq. Feet  
(Excluding Garage) = 114.8 Sq. Metres

