



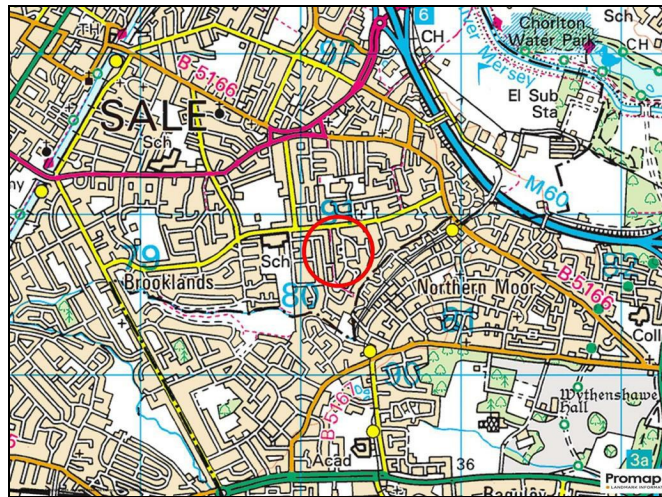
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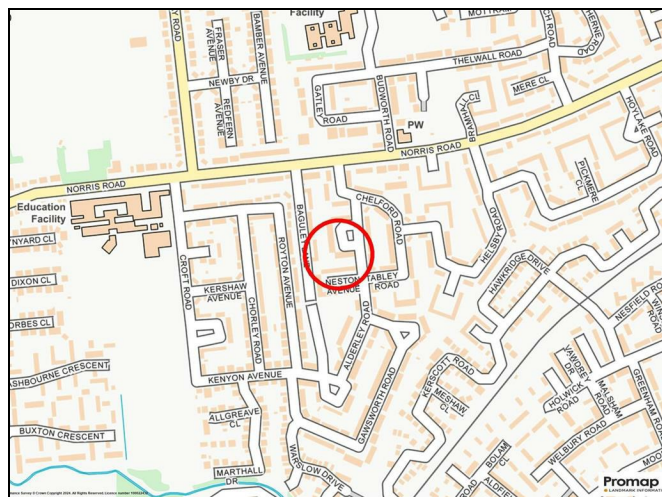


INDEPENDENT ESTATE AGENTS

# location



From our Watersons Sale Office, please proceed on School Road towards Hayfield St. Continue on Derbyshire Rd. Take Norris Rd to Alderley Rd. Turn right onto Derbyshire Rd Go through 1 roundabout then at the next roundabout, take the 4th exit onto Norris Rd. Turn right onto Alderley Rd and keep right to stay on Alderley Rd. Destination 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			
(81-91) B			
(69-80) C			
(55-68) D			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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

# 42 Alderley Road Sale, M33 2UR



\*\*\*BEST AND FINAL OFFERS TUESDAY 30TH JANUARY BY 4PM\*\*\*

AN EXCELLENT SIZED THREE BEDROOMED FAMILY HOME WHICH ENJOYS A FABULOUS APPROX 100FT ESTABLISHED REAR GARDEN. DRIVEWAY + GARAGE. GREAT SCOPE TO EXTEND.

Hall. Lounge. Conservatory. Dining Room. Kitchen. WC. Large Utility. Three Bedrooms. Shower Room Ample Parking. Excellent Gardens. NO CHAIN!

CONTACT SALE 0161 973 6688

£300,000



# in detail



\*\*\*BEST AND FINAL OFFERS TUESDAY 30TH JANUARY BY 4PM\*\*\*

An excellent sized Three Bedroomed Family Home which offers over 1200 sqft of accommodation.

The property enjoys a fabulous plot with the fabulous garden extending to approximately 100ft in length!

There is great scope to extend subject to any consents given space around the property.

In addition to the Accommodation, the property has driveway parking which continues down the side under a carport leading to the Detached Garage.

An internal viewing will reveal:

Entrance Porch. Having a uPVC double glazed front door with uPVC double glazed windows flanking both sides. Step up to the uPVC double glazed inner door through to the Entrance Hallway.

Entrance Hallway. Having staircase rising to the First Floor. Doors then open to the Lounge and Dining Room.

Lounge. A superb large Reception Room having a uPVC double glazed window to the front elevation. Attractive fireplace feature to the chimney breast. uPVC double glazed door opens to the Conservatory.

Conservatory. A lovely addition to the property having uPVC double glazed windows to three elevations and a uPVC double glazed door opening out onto the Garden. Tiled floor.

Dining Room. Having a uPVC double glazed window to the front elevation opening to the Kitchen.

Kitchen. Fitted with a range for base style of units and worktops over with inset one and a half bowl stainless steel sink unit with mixer tap. Built in double oven with four ring ceramic hob and extractor hood over. Integrated dishwasher. Beautiful understairs storage cupboard. Tiled floor. uPVC double glazed window to the rear elevation overlooking the Gardens. Opaque glazed panelled door through to the side hallway.

Side Hallway. Having a opaque uPVC double glazed door opening to outside. Folding door opens to Ground Floor WC and an opening to the Utility Room/Second Kitchen.

Utility Room. A good sized room fitted with a range of base style of units with worktops over and inset one and a half bowl stainless steel sink unit with mixer tap. Ample space for a range of freestanding appliances. Opaque uPVC double glazed door opens to the Garden. Wall mounted Worcester gas central heating boiler.



First Floor Landing. Having an opaque uPVC window to the rear elevation. Doors then provide access to the Three Bedrooms and Shower Room. Loft Access Point.

Bedroom One. A well proportioned double bedroom having a uPVC double glazed to the front elevation. Built in wardrobes. Additional useful storage cupboard above the stairwell.

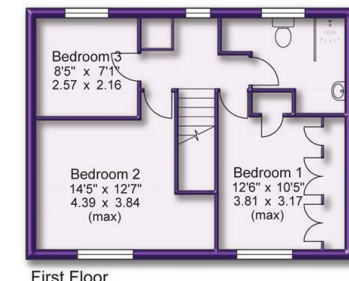
Bedroom Two. Another good double room having a uPVC double glazed window to the front elevation. Built in wardrobes.

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

Shower Room. Fitted with a suite comprising of large walk in shower enclosure with thermostatic shower. Vanity sink unit. WC. Opaque uPVC double glazed window to the rear elevation. Wall mounted chrome towel rail radiator.

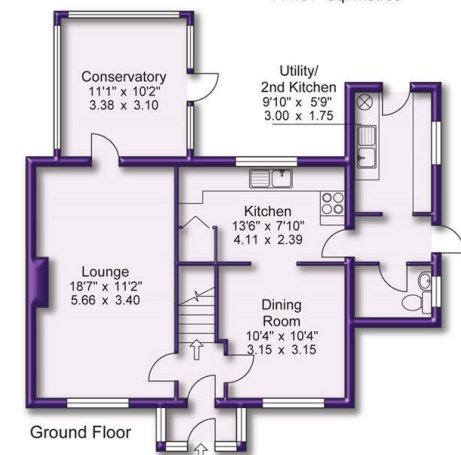
A superb family home with an amazing garden!

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First Floor

Approx Gross Floor Area = 1204 Sq. Feet  
= 111.61 Sq. Metres



Ground Floor