



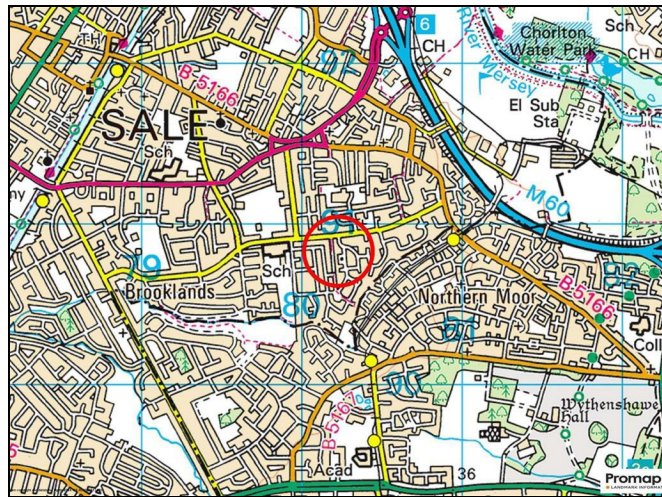
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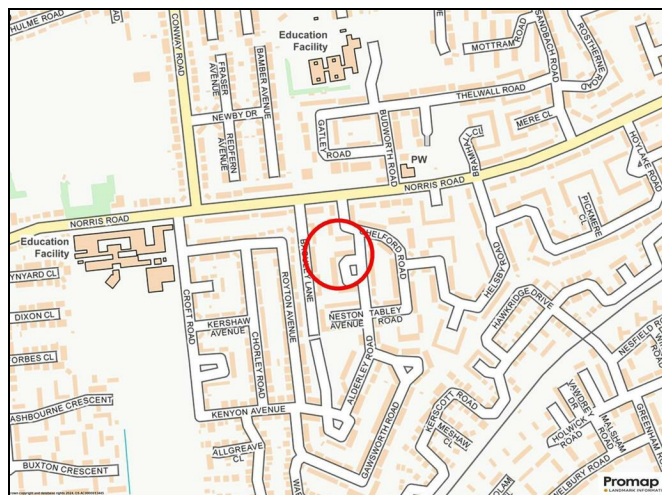


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale office, please proceed on School Rd/B5166 towards Hayfield St. Turn left onto Sibson Rd/B5166 then right onto School Rd/B5166. Turn right onto Derbyshire Rd and go through 1 roundabout. At the roundabout, take the 4th exit onto Norris Rd. Turn right onto Alderley Rd and stay right, 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	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			84	(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.



INDEPENDENT ESTATE AGENTS

28 Alderley Road Sale, M33 2UR



****NO CHAIN****
*****BEST AND FINAL OFFERS BY THURSDAY 18TH APRIL 5PM*****

AN EXCELLENT SIZED THREE BEDROOMED FAMILY HOME WHICH ENJOYS A FABULOUS LARGE ESTABLISHED REAR GARDEN. NEUTRAL REDECORATION AND FLOOR COVERINGS. GREAT SCOPE TO EXTEND.

Hall. Lounge. Dining Room. Kitchen. WC + Utility. Three Bedrooms. Bathroom. NO CHAIN!

CONTACT SALE 0161 973 6688

£295,000



BEST AND FINAL OFFERS BY THURSDAY 18TH APRIL 5PM

A superbly proportioned Three Bedroomed Family Home which offers over 1000 sqft of accommodation.

The property enjoys a fabulous large plot with excellent sized established gardens.

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

The property has neutral recent re decoartion and replacement floocoverings along with modern kitchen and bathroom fittings.

An internal viewing will reveal:

Entrance Hall having a uPVC double glazed front door. A staircase rises to the First Floor. Doors then open to the Lounge and Dining Room.

Lounge. A well-proportioned Reception Room having a uPVC double glazed window to the front elevation. UPVC double glazed French doors open out onto the rear garden. Wall mounted, contemporary electric fire.

Dining Room having a uPVC double glazed window to the front elevation. Opening into the Kitchen.

The Kitchen is fitted with a range of modern base and eye level units with chrome handles and worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over. Ample space for a range of freestanding appliances. Double glazed uPVC window to the rear elevation overlooking the garden. A glazed panalled door opens to the side Hallway.

Side Hallway having a uPVC double glazed door opening out on the garden. Opening into the Utility Room.

Utility Room. A useful additional space, perfect to convert into a comprehensive Utility Room having a uPVC double glazed window to the side elevation overlooking the large garden. Door through to the WC.

WC having a low-level WC. Opaque uPVC double glazed window.

First Floor Landing having an opaque uPVC double glazed window to the rear elevation. Doors then open to the Bedrooms and Bathroom.

Bedroom One. An excellent sized Double Bedroom having uPVC double glazed windows to the front elevation. A door opens to a useful cupboard above the stairwell.

Bedroom Two is another good Double Room having a uPVC double glazed window to the front elevation.

Bedroom Three having a uPVC double glazed window to rear elevation overlooking the gardens. A door opens to a useful wardrobe.

The Bathroom is fitted with a white suite and chrome fittings, providing a panalled bath with shower mixer attachment and fitted glass shower screen, low-level WC and vanity sink unit. Opaque uPVC double glazed window to the rear elevation. Wall mounted gas central heating boiler.

Externally, the property enjoys a superb large garden mostly laid to lawn with borders and decked patio.

NO CHAIN!

Approx Gross Floor Area = 1023 Sq. Feet
= 95.1 Sq. Metres

BEST AND FINAL OFFERS BY THURSDAY 18TH APRIL 5PM

