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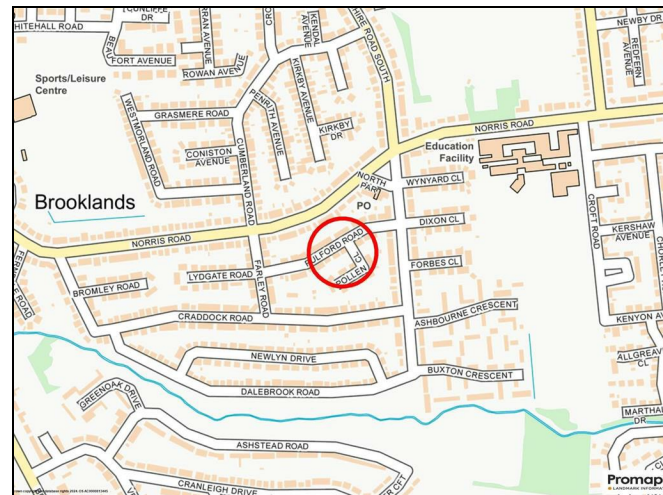
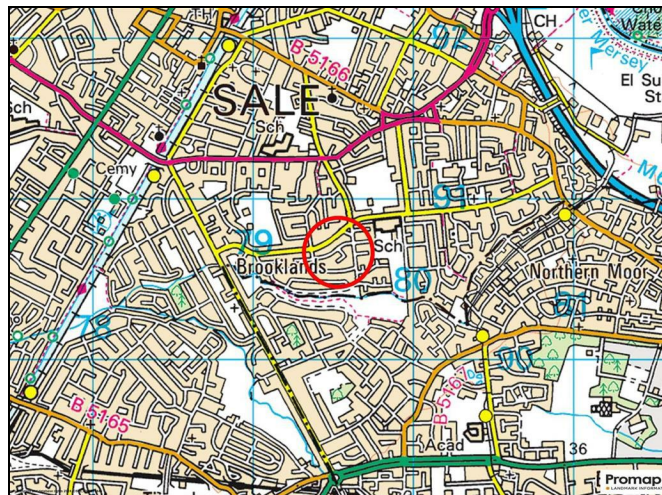


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, proceed on School Rd/B5166 towards Hayfield St and left onto Sibson Rd/B5166. Continue to follow B5166 and turn right onto School Rd/B5166 Turn right onto Derbyshire Rd and go through 2 roundabouts. Turn right onto Pulford Rd 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 ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ 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 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 that 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

28 Pulford Road Sale, M33 3LP



A SUPERB, MUCH UPGRADED AND IMPROVED, THREE BEDROOMED SEMI DETACHED IDEALLY SITUATED WITHIN THIS POPULAR NEIGHBOURHOOD ZONED FOR BROOKLANDS PRIMARY. CONTEMPORARY KITCHEN AND BATHROOM. LOVELY PRIVATE REAR GARDEN.

Hall. Large through Lounge + Dining Room. Re fitted Kitchen. Three Bedrooms. Bathroom. Lovely Broadly South Facing Garden.

CONTACT SALE 0161 973 6688

£415,000

in detail



A superb, much upgraded and improved, Three Bedroomed Semi-Detached which offers good-sized rooms throughout.

This neighbourhood is consistently popular, being of easy reach to several of the local schools to include Sale Grammar and Brooklands Primary.

Internally, the property has Contemporary design Kitchen and Bathroom fittings and extensive re plastering and redecoration throughout.

In addition to the Accommodation, there is ample Driveway parking, and a lovely broadly south facing landscaped rear garden.

An internal viewing will reveal:

Entrance Hallway. Having opaque composite front door with additional uPVC double glazed window to the side elevation. Spindle staircase rises to the First Floor. Doors then provide access to useful understairs storage cupboard, Lounge, Dining Room and Breakfast Kitchen.

Lounge/Dining Room. A fabulous large through open living and dining room having a uPVC double glazed bay window to the front elevation with attractive plantation shutters. Additional angled uPVC double glazed bay window with French doors opening out onto the Rear Garden.

Breakfast Kitchen. A stylish Kitchen refitted with gloss finish handleless base style of units with worktops over and inset sink unit with mixer tap. Built in Bosch double oven with four ring induction hob and extractor hood over. Integrated microwave. Integrated dishwasher and washer dryer. uPVC double glazed window overlooking the Gardens and a uPVC double glazed square bay window to the side elevation with fitted Breakfast Bar. uPVC double glazed opens to outside.

First Floor Landing. Having a spindle balustrade to return to the staircase opening. uPVC double glazed window to the half landing. Doors then open to the Three Bedrooms and Bathroom.

Bedroom One. An excellent sized double bedroom having a uPVC double glazed bay window to the front elevation. Built in wardrobes to each of the alcoves.

Bedroom Two. Another good double room having a uPVC double glazed angled bay window to the rear elevation overlooking the Gardens. Loft access point.

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

Bathroom. Fitted with a contemporary white suite with chrome fittings comprising of panelled bath with thermostatic shower over and fitted glass shower screen. Wash hand basin. WC. Wall mounted polished chrome towel rail radiator. uPVC double



glazed windows to the rear and side elevations. Tiled floor. Part tiled walls.

Outside to the front the property is approached via a driveway providing ample off street parking. There are gates at the side providing access to the rear.

The rear garden is broadly south facing and has been landscaped for easy maintenance with composite decking, rendered raised borders and main area of artificial lawn.

Always popular houses!



Approx Gross Floor Area = 881 Sq. Feet
= 81.8 Sq. Metres

