



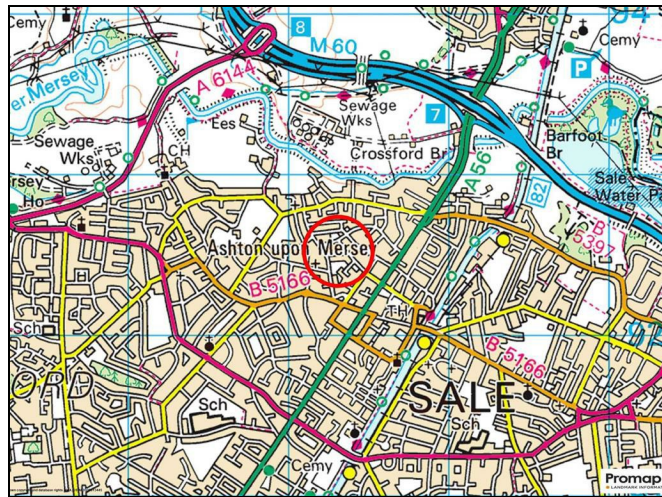
HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

SALE OFFICE:
 91-93 SCHOOL ROAD, SALE,
 CHESHIRE M33 7XA
 TEL: 0161 973 6688
 FAX: 0161 976 3355
 Email: sale@watersons.net

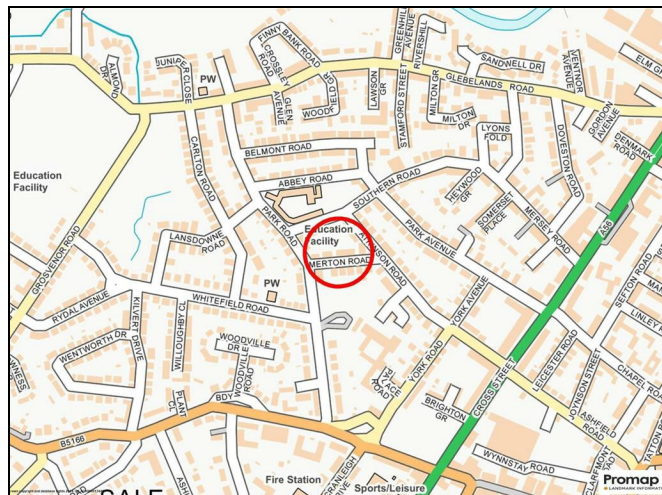


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale office, proceed on School Rd/B5166 towards Hayfield St then right onto Sibson Rd/B5166. Turn left onto Washway Rd/A56 then right onto Barkers Ln. Turn right onto Barkers Lane then turn right onto Ashton Road. Turn left onto Park Rd and turn right onto Merton 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	
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	78	England & Wales	

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.



INDEPENDENT ESTATE AGENTS

9 Merton Road Sale, M33 6HA



****NO CHAIN** AN EXCELLENT SIZED THREE BEDROOMED SEMI DETACHED LOCATED ON THIS POPULAR ROAD PERFECT FOR PARK ROAD PRIMARY SCHOOL AND THE TOWN CENTRE. AMPLE DRIVEWAY PARKING AND LOVELY GARDEN.**

Hall. Lounge. Dining Room. Kitchen. Three Bedrooms, larger than average 10' Bed 3. Bathroom. Driveway. Garage. Good sized lawned Garden. Energy Rating:

CONTACT SALE 0161 973 6688

£395,000

in detail



An excellent-sized, Three Bedroomed Semi-Detached which enjoys good sized rooms throughout including a larger than average 10'8" Bedroom 3.

The location is extremely popular with the property literally around the corner from Park Road Primary and within an easy reach of the Town Centre.

Internally, there is neutral re-decoration, uPVC double glazing a recently replacement gas central heating boiler

In addition to the Accommodation there is ample Parking on a block paved driveway, Detached Garage and lovely good-sized rear Garden.

An internal viewing will reveal:

Entrance Hall having an opaque glazed panelled front door. Opaque uPVC double glazed window to the side elevation. Staircase rises to the first floor and doors open to the Lounge, Dining Room and Kitchen.

Lounge. A well proportioned reception room having a set of uPVC French doors opening out onto the Rear Garden. Additional uPVC double glazed window to the rear. Attractive fireplace feature to the chimney breast. Coved ceiling. Picture rail surround.

Dining Room. Another good sized reception room having a uPVC double glazed window to the front elevation plus an additional window to the side elevation. Attractive fireplace feature to the chimney breast. Picture rail surround.

Kitchen. Fitted with a range of base style of units with worktops over and inset stainless steel sink unit with mixer tap. Built in stainless steel fronted electric oven with four ring ceramic hob and extractor hood over. Ample space for a range of freestanding appliances. Wall mounted Glowworm gas central heating boiler (approximately 2 years old). uPVC double glazed window to the side elevation plus a uPVC double glazed window and uPVC double glazed door opens to the rear.

First Floor Landing. Having a uPVC double glazed window to the front elevation. Doors then provide access to the Three Bedrooms and Bathroom. Loft access point.

Bedroom One. A good size double bedroom having a uPVC double glazed window to the rear elevation providing views over the Garden. Period fire surround to the chimney breast. Picture rail surround.

Bedroom Two. Another good size room having a uPVC double glazed window to the front elevation. Attractive period fire surround to the chimney breast. Picture rail surround.

Bedroom Three. A larger than average third bedroom having a uPVC double glazed window to the rear elevation providing views over the Garden.



Bathroom. Fitted with a white suite with chrome fittings comprising of panelled bath with thermostatic shower over and fitted shower screen. Wash hand basin. WC. Opaque uPVC double glazed window to the side elevation.

Outside the property has a block paved Driveway providing ample off street parking. There are then wrought iron gates at the side of the property providing access down the side to the Detached Garage and Rear Garden.

There is a good sized lawned rear garden with paved patio area.

Such a popular place to live and NO CHAIN!



Approx Gross Floor Area = 939 Sq. Feet
= 87.3 Sq. Metres

