



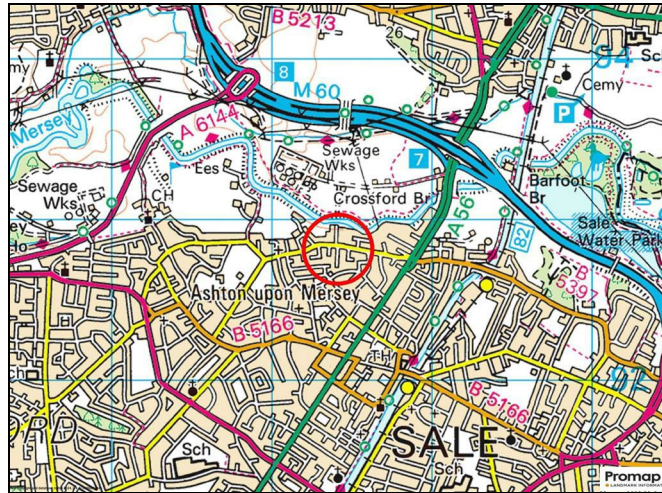
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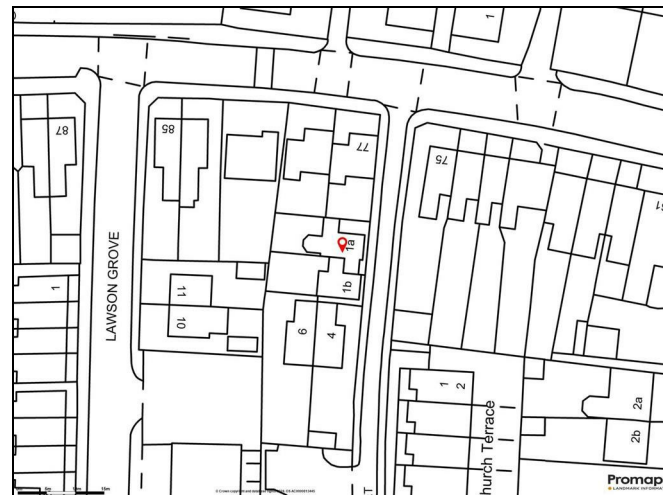
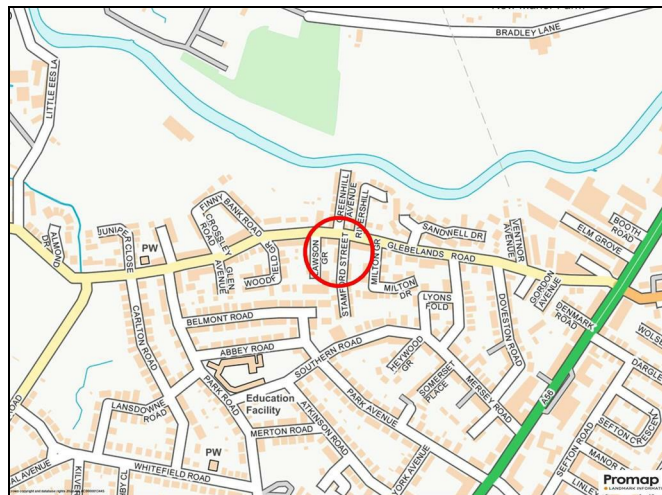


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale office, proceed on School Rd/B5166 towards Hayfield St. Turn left onto Sibson Rd/B5166 and continue to follow the road straight onto Tatton Rd/B5166. Tatton Rd/B5166 turns left and becomes Ashfield Rd. Turn right onto Cross St/A56 and turn left onto Glebelands Rd. Turn left onto Stamford St and the destination 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
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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 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

1A Stamford Street Sale, M33 6LL



A SUPERB TWO DOUBLE BEDROOMED MODERN SEMI DETACHED WITH IMMACULATE INTERIOR, DRIVEWAY PARKING AND LOVELY REAR GARDEN. IDEAL LOCATION FOR TOWN CENTRE + ASHTON ON MERSEY VILLAGE.

Lounge. Stylish Kitchen. Conservatory Dining room. Two good Bedrooms. Large Contemporary design Bathroom. Driveway and Garage storage. Enclosed rear garden. Energy Rating:

CONTACT SALE 0161 973 6688

£315,000

in detail



A Superb Two Double Bedroomed Modern Semi Detached ideally positioned on this popular cul de sac.

The property offers plenty of accommodation as well as having Driveway parking, Garage storage and lovely enclosed Rear Garden.

Internally there is neutral re-decoration throughout and Contemporary Kitchen and Bathroom fittings.

The location is ideal being close to Town Centre and Ashton on Mersey Village, Local Shops and several of the popular Schools.

An internal viewing will reveal:

Lounge. A well proportioned reception room having an opaque uPVC double glazed front door with adjacent uPVC double glazed window to the front. Additional uPVC double glazed window to the side. Staircase rises to the first floor. Attractive fireplace feature to one wall. Door to the kitchen. Wood flooring.

Kitchen. Re-fitted with a contemporary range of base and eye-level units with chrome 'T' bar handles and worktops over with inset one and a half bowl 'Franke' sink unit and mixer tap, built-in stainless steel fronted electric oven with matching four ring gas hob and stainless steel extractor hood over, ample space for a tall fridge freezer unit, space and plumbing suitable for a washing machine. Wall mounted Worcester gas central heating boiler concealed within one of the cupboards. UPVC double glazed window to the rear and a uPVC double glazed stable style door opens to the Conservatory.

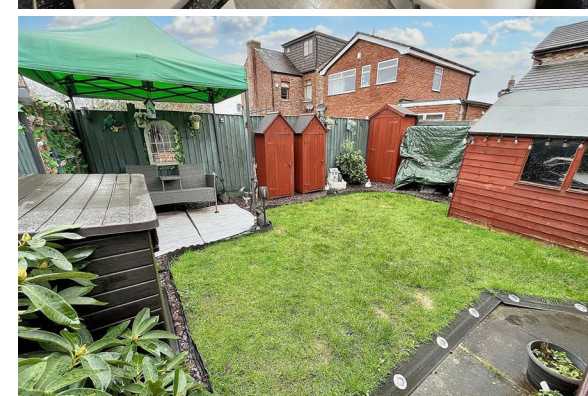
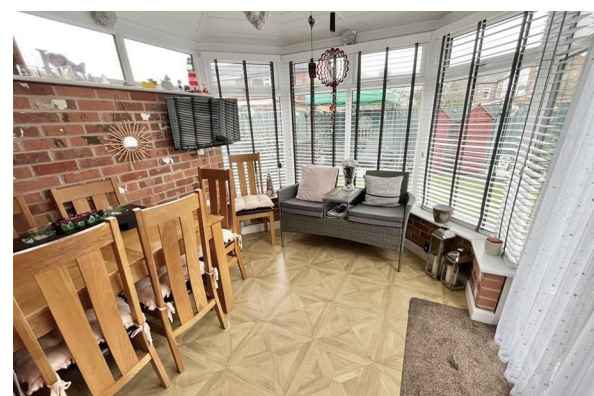
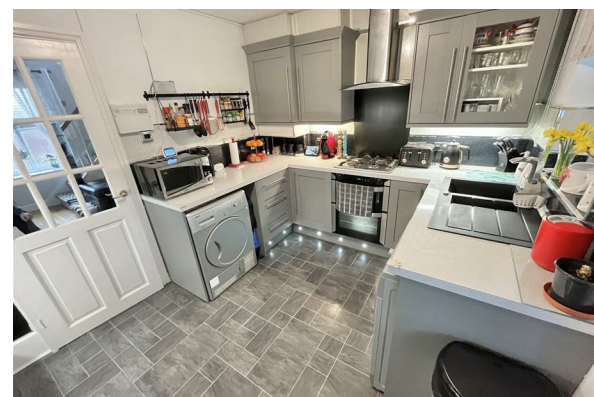
Conservatory Dining Room, a superb addition to the property, having uPVC double glazed windows overlooking the gardens and a set of uPVC double glazed French doors opening to the garden. Underfloor heating. Insulated roof.

First Floor Landing having doors providing access to the Two Bedrooms and Bathroom, Loft access point – the loft has been part boarded for additional storage space.

Bedroom One, a good sized Double Bedroom having two uPVC double glazed windows to the rear elevation overlooking the gardens.

Bedroom Two, another good sized room having a uPVC double glazed window to the front elevation. Built in wardrobes with sliding doors.

There is a stylish Bathroom, re fitted with a Contemporary white suite with chrome fittings and comprises of: free standing claw foot bath with floor mounted mixer taps. Separate large shower enclosure. Fitted unit with vanity sink unit and enclosed cistern WC. Wall mounted heated chrome towel rail radiator. Opaque uPVC double



glazed window to the front elevation.

To the front the property is approached via a driveway providing off street parking this then leads to the Garage storage.

To the rear there is a lovely enclosed rear garden with shaped area of lawn with borders surrounding and patio areas.

A lovely property within this popular neighbourhood.

Approx Gross Floor Area = 666 Sq. Feet
= 61.9 Sq. Metres

