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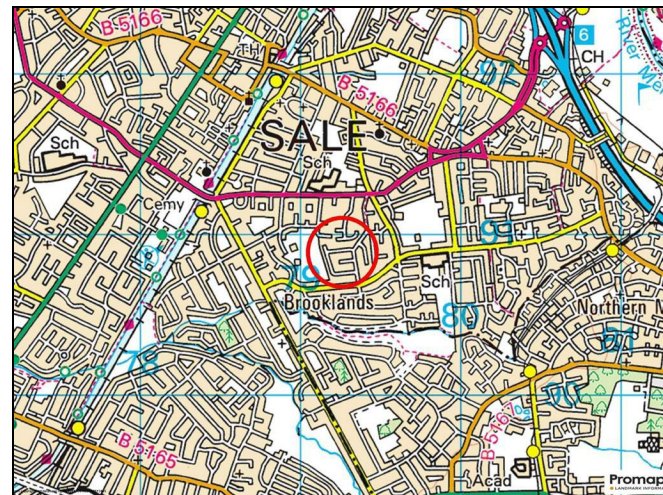


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale office, proceed on School Rd/B5166 towards Hayfield St. Turn left onto Sibson Rd/B5166 then turn right onto School Rd/B5166. Turn right onto Derbyshire Rd and go through 1 roundabout and turn right onto Cumberland Rd. Turn right onto Grasmere 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 |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | 66 |
| (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

13 Grasmere Road Sale, M33 3QU



**** BEST AND FINAL OFFERS BY 5PM WEDNESDAY 3RD APRIL ****
 AN EXCELLENT SIZED THREE BEDROOMED SEMI DETACHED SITUATED WITHIN POPULAR 'LAKES ESTATE' PERFECT FOR SEVERAL OF THE LOCAL SCHOOLS INC BROOKLANDS AND SALE GRAMMAR. SOUTH FACING REAR GARDEN!

Porch. Hall. Lounge. Dining Room. Conservatory. Superb 19'10" Kitchen. Three Bedrooms. Bathroom. Driveway. Large 25' Garage. Lovely Gardens.

CONTACT SALE 0161 973 6688

Offers Over £400,000

in detail



An Excellent sized Three Bedroomed Semi Detached situated within the Popular 'Lakes Estate'

The property enjoys an excellent private south facing rear garden and has a deep frontage with ample driveway parking.

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

There are modern kitchen and bathroom fittings as well as neutral re decoration, UPVC double glazing and a gas central heating combination boiler.

There has been planning permission approved (2022) for a two storey side and rear extension and part single storey rear extension - planning number 106921/HHA/22

An internal viewing will reveal:

Entrance Porch having UPVC double glazed front door with window flanking both side and above, step- up to a Contemporary composite inner door through to the entrance hallway.

Entrance Hallway having Contemporary doors providing access to the Lounge, Dining Room and Kitchen, staircase rises to the First Floor, inset LED lighting with chrome fittings, wood effect flooring.

Dining Room, a well-proportioned Reception Room having a wide- angled UPVC double glazed bay window to the front elevation, hollowed out chimney breast feature, picture rail surround.

Lounge, a good sized room having a set of virtually full- height UPVC double glazed French doors with windows flanking both sides opening up into the Conservatory, hollowed out chimney breast feature with inset halogen light, coved ceiling, picture rail surround.

Conservatory, a superb addition to the property making an ideal Play Room or Second Sitting Room having a set of UPVC double glazed French doors opening up onto the rear Garden, UPVC double glazed windows to Three elevations, central heating radiator.

Kitchen, an excellent sized Kitchen which has been refitted with an extensive range of modern base and eye- level units with concealed lighting beneath the wall-mounted units with T- bar chrome handles and worktops over with inset, one and a half bowl sink unit with mixer tap, built- in, stainless steel fronted 'Neff' electric oven with matching five ring 'Neff' gas hob with stainless steel 'Bosch' oversized extractor over, space and plumbing suitable for a washing machine, space and plumbing suitable for a dishwasher, UPVC double glazed window to the rear elevation overlooking the Gardens, square bay window to the side, opaque, UPVC double glazed door provides access to the side opening into a useful understairs storage space. Wall- mounted 'Valiant' gas central heating combination boiler.

First Floor Landing having an opaque, UPVC double glazed window to the Half Landing, doors providing access to the Three Bedrooms and Bathroom, inset halogen lighting with polished chrome fittings.

Bedroom One, a good sized Double Bedroom having a UPVC double glazed window to the



rear elevation overlooking the Gardens. To the entire length of one wall there is an extensive range of built- in wardrobes with sliding doors providing excellent storage space, inset spotlighting to the ceiling, Loft access point.

Bedroom Two, another good Double Bedroom having a wide- angled, UPVC double glazed bay window to the front elevation. Bedroom Three having a UPVC double glazed window to the front elevation.



Bathroom fitted with a modern white suite with chrome fittings and comprises of: double-ended panelled bath with central chrome mixer taps and additional fitted shower above with glass shower screen, low- level WC with push button flush, wall- hung wash hand basin with chrome mixer taps, opaque, UPVC double glazed window to the rear elevation, ceramic tiled walls, inset halogen lighting to the ceiling with polished chrome fittings.

Outside to the front there is a lawned garden with adjacent driveway leading down the side which then leads to the rear garden and Garage.

There is a large 25'2" x 9'3" Garage which has double doors to the front.

The rear garden is of an excellent size, broadly south facing, with patio area leading to the main area of lawn with borders surrounding.

Always popular houses!



Approx Gross Floor Area = 1310 Sq. Feet (inc. Garage) = 121.6 Sq. Metres
Approx Gross Floor Area = 1077 Sq. Feet (exc. Garage) = 100.0 Sq. Metres

