



**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

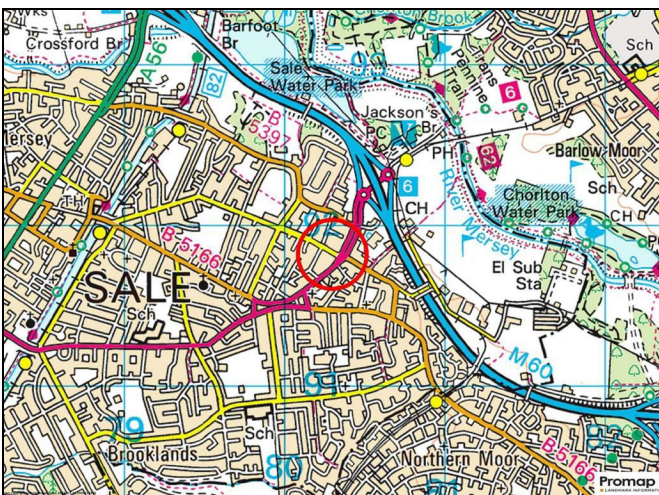
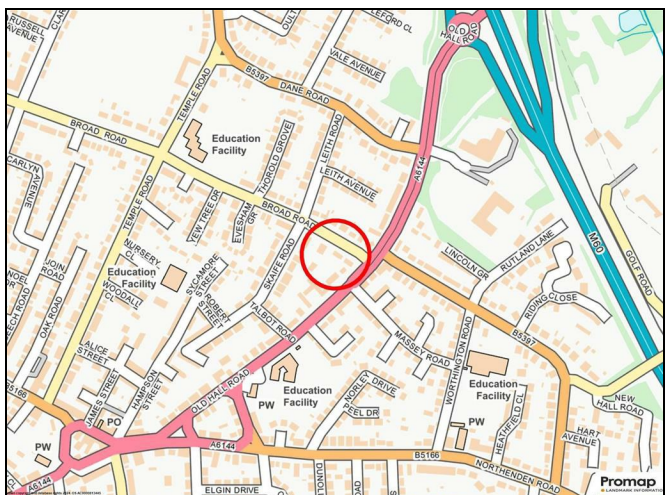


INDEPENDENT ESTATE AGENTS

# location



From our Watersons Sale Office, continue out of the one way system on School Road and take a sharp left onto Sibson Road/B5166. Continue to follow the road round onto Springfield Road and at the traffic lights turn right back onto School Road/B5166 which quickly becomes Northenden Road. Turn slightly left onto Broad Road and continue for a short distance. The property will be found on the right hand side.



# 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                                   |                         |         |           |
| (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 <sub>2</sub> ) Rating                  |                         | Current | Potential |
|-----------------------------------------------------------------|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 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

# 160 Broad Road Sale, Greater Manchester, M33 2FY



**\*\*NO CHAIN\*\* A SUPERBLY PROPORTIONED, COMPREHENSIVELY EXTENDED AND IMPROVED, FIVE BEDROOMED SEMI DETACHED WITH EXCELLENT FAMILY ACCOMMODATION. POPULAR LOCATION PERFECT FOR SEVERAL OF THE LOCAL SCHOOLS, MOTORWAY SYSTEM AND THE METROLINK NETWORK**

**Hall. Lounge. Dining Room. Breakfast Kitchen. WC. Five Bedrooms. Large Bathroom. Driveway. Garage. Superb private South Westerly facing rear garden. COUNCIL TAX BAND - D**

**CONTACT SALE 0161 973 6688**

**£545,000**



# in detail



An impressive, comprehensively extended and improved, Five Bedroomed Semi Detached offering excellent family accommodation.

The location is ideal, being on a popular road, within an easy reach of several of the Local Schools, Sale Moor Village and the open space of Worthington Park and Sale Water Park just down the road.

Internally, the property offers good-sized rooms throughout, uPVC double glazing, modern kitchen and contemporary Bathroom fittings.

In addition to the Accommodation, there is ample driveway Parking, Garage and an excellent sized private rear garden.

An internal viewing will reveal:

Leaded uPVC double glazed frame front door. Entrance Hallway having a staircase rising to the First Floor. Doors then open to the Lounge and Breakfast Kitchen.

Lounge. A well proportioned Reception Room having a double glazed uPVC frame window to the front elevation. Hollowed out chimney breast feature. Glazed double doors open into the Dining Room.

Dining Room is another good sized Reception Room having a set of sliding patio doors opening out onto the rear garden and directly on to the raised patio area. Door through to the Breakfast Kitchen.

Breakfast Kitchen. A good sized Kitchen fitted with a range of modern base and eye level units with chrome 'T Bar' handles and inset one and a half bowl stainless steel sink and drainer unit with mixer tap. Ample space for a Range cooker with oversized extractor fan over. Two uPVC double glazed windows to the rear elevation providing views over the gardens. Tiled floor. Useful breakfast bar area. Opening into the side Hallway.

Side Hallway having a uPVC double glazed back door. Double doors open to a useful storage cupboard and a further door to the Ground Floor WC.

Ground Floor WC fitted with a low level WC and wash hand basin. Opaque uPVC double glazed window to the rear elevation. Wall mounted gas central heating boiler.

First Floor Landing having doors providing access to the Bedrooms and Bathroom.

Bedroom One. An excellent sized Double Bedroom having a uPVC double glazed window to the front elevation.

Bedroom Two. Another good sized Double Room having a uPVC double glazed window to the rear elevation providing views over the gardens.



Bedroom Three. A further Double Room having a uPVC double glazed window to the front. Built in wardrobes.

Bedroom Four is also a Double Room having a uPVC double glazed window to the rear providing views over the gardens. Built in wardrobes.

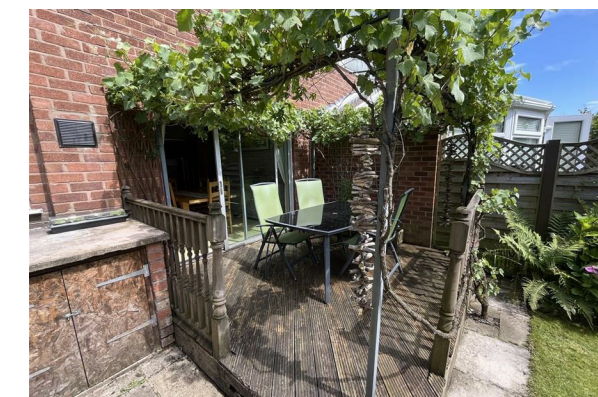
Bedroom Five having a uPVC double glazed window to the front.

Bathroom. A large Bathroom fitted with a contemporary white suite and chrome fittings, providing a freestanding double ended bath with central chrome mixer taps, separate shower enclosure with thermostatic shower, wall hung wash hand basin and WC. Wall mounted heated polish chrome towel rail radiator. Opaque uPVC double glazed window to the rear elevation. Tiled floor. Tiled walls.

Externally, the front of the property enjoys a lovely deep frontage with long Driveway providing ample off road Parking.

There is then access down the side of the property to the rear Gardens. The rear Garden is an excellent size and broadly South Westerly facing and mostly laid to lawn with established border surrounding.

A superb family home!



Approx Gross Floor Area = 1364 Sq. Feet  
= 126.7 Sq. Metres

