



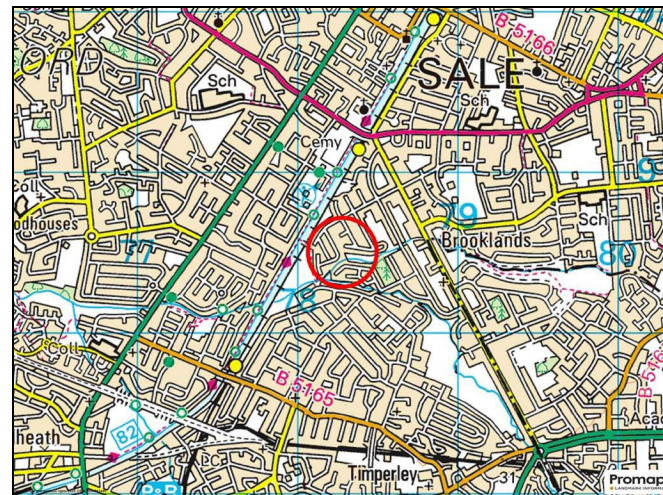
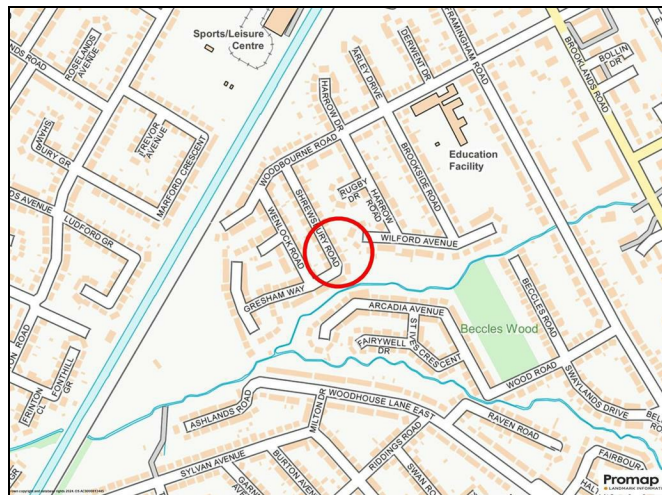
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INDEPENDENT ESTATE AGENTS

# location



# 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 <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	81	England & Wales		EU Directive 2002/91/EC	66

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.



WATERSONS

INDEPENDENT ESTATE AGENTS

# 39 Shrewsbury Road Sale, M33 3TW



**\*\*NO CHAIN\*\* A SUPERB THREE BEDROOMED SEMI DETACHED IDEALLY LOCATED WITHIN THIS POPULAR NEIGHBOURHOOD PERFECT FOR BROOKLANDS PRIMARY. DRIVEWAY. GARAGE. LOVELY REAR GARDEN.**

**Porch. Hall. Large open plan Lounge and Dining room. Kitchen. Three Bedrooms. Bathroom + Seperate WC. Driveway. Garage. Well kept Gardens.**

**CONTACT SALE 0161 973 6688**

**£350,000**

# in detail



An Immaculate Three Bedroomed Semi-Detached property, located within this consistently popular neighbourhood, close to a number of popular local schools, including Brooklands Primary which is on the doorstep.

As well as schooling, this neighbourhood is very convenient for Brooklands Metrolink Station and local shops which are situated at the end of Framingham Road.

The property offers good Accommodation, neutral re-decoration throughout and great scope for a buyer to upgrade further.

Outside, there is Driveway Parking, Garage and lovely Rear Garden.

An internal viewing will reveal:

Entrance Porch with uPVC double glazed front door. Step-up to a further opaque, glazed door opening into the Entrance Hallway.

Entrance Hall. Having a spindled staircase rising to the First Floor. Doors then open to the Lounge and Kitchen. A small storage cupboard houses the gas and electric meters.

Lounge/Dining Room. A well-proportioned through Reception Room, having a bay window to the front elevation. Window to the rear elevation overlooking the Gardens. Fireplace feature to the chimney breast.

The Kitchen is fitted with a range of base and eye-level units with worktops over and inset, stainless steel sink unit with mixer tap. Built in oven, hob and extractor. Ample space for a range of freestanding appliances. Window to the rear and side elevations and an opaque glazed door opens to outside. Door opens to useful under stairs storage cupboard. Baxi Bermuda boiler housed behind the fireplace

First Floor Landing. Having a window to the Half Landing. Doors then open to the Three Bedrooms, Bathroom and Separate WC. Loft access point.

Bedroom One. An excellent-sized Double Bedroom, having a bay window to the front elevation.

Bedroom Two. Another good-sized Double Bedroom, having a window to the rear elevation overlooking the Gardens.

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



The Bathroom is fitted with a suite, comprising of: panelled bath with electric shower over and shower screen. Pedestal wash hand basin. Opaque window to the rear elevation. Built-in storage cupboard which also houses the hot water cylinder.

Separate WC. Fitted with a low-level WC. Opaque window to the side elevation.

Externally, the property is approached via a paved Driveway; this continues down the side leading to the Detached Garage.

To the rear, there is a beautiful established Garden, having a paved Patio Area leading to the main area of lawn with deep borders surrounding.

Always a popular place to live!



Approx Gross Floor Area = 794 Sq. Feet  
= 73.8 Sq. Metres

