



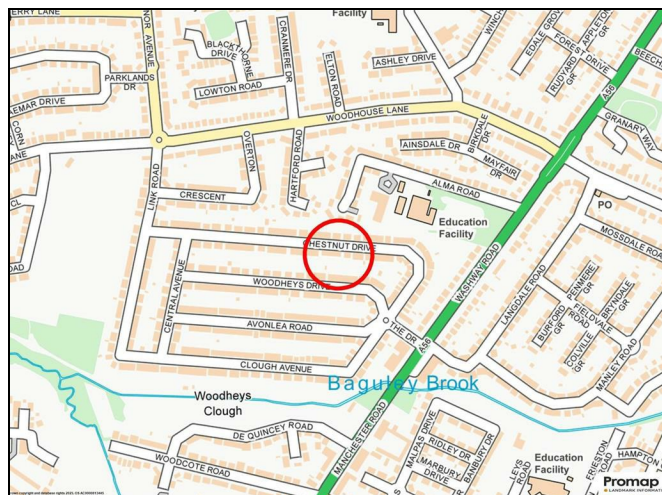
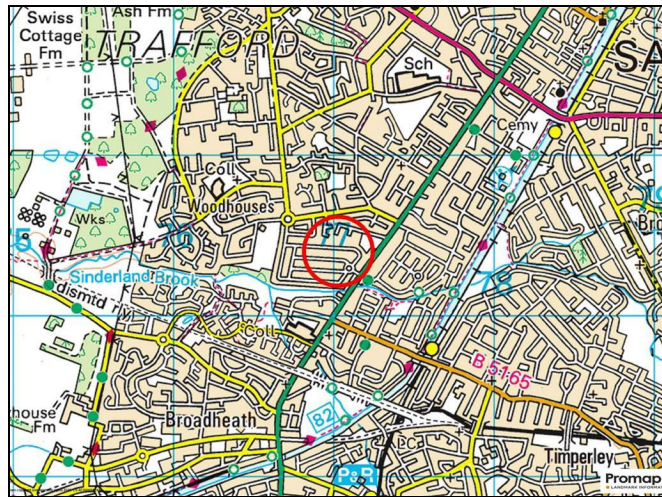
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INDEPENDENT ESTATE AGENTS

# 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
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	83	52

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.



WATERSONS

INDEPENDENT ESTATE AGENTS

# 37 Chestnut Drive

## Sale, M33 4HJ



**\*\*NO CHAIN\*\* A SUPERB LARGER THAN AVERAGE THREE BEDROOMED SEMI DETACHED WHICH ENJOYS GOOD SIZED ROOMS, DRIVEWAY AND ESTABLISHED SOUTH FACING GARDENS. VERY POPULAR NEIGHBOURHOOD PERFECT FOR TYNTESFIELD PRIMARY. SOME GENERAL UPDATING REQUIRED.**

**15' Hall. Lounge. Dining Room. Breakfast Kitchen. Three Beds, 9'3" Third Bed. Bathroom. Ample Parking. Garage. Lovely Gardens. NO CHAIN**

**CONTACT SALE 0161 973 6688**

**£425,000**

# in detail



A superb, larger-than-average Three Bedroomed Semi-Detached which enjoys good-sized rooms throughout.

The location is very popular as it's close to several of the Local Schools including Tyntesfield Primary and has Woodheys Park around the corner.

Although the property has been well-kept it is in need of some general modernisation and offers excellent scope to extend subject to any permissions

In addition to the accommodation there is ample Parking, Garage and lovely established south facing Garden.

An internal viewing will reveal:

Entrance Porch, having a uPVC double glazed front door with uPVC double glazed windows flanking both sides. Opaque, glazed inner door through to the Entrance Hallway.

Entrance Hall. A lovely Entrance into the property, having a staircase rising to the First Floor. Doors then open to the Lounge and Kitchen.

Lounge. A well-proportioned Reception Room, having a window to the rear elevation providing views over the Garden. Large opening to the Dining Room.

Dining Room. Another good-sized room, having a uPVC double glazed bay window to the front elevation. Hollowed-out chimney breast feature.

Breakfast Kitchen. A good-sized Kitchen, fitted with space for a small table. The Kitchen itself is fitted with a range of modern base and eye-level units with worktops over and inset stainless steel sink unit with mixer tap. Ample space for a range of freestanding appliances. Two uPVC double glazed windows to the side elevation and a uPVC double glazed window to the rear providing views over the Garden. uPVC double glazed door opens to outside. A further door opens to a useful understairs storage cupboard.

First Floor Landing, having an opaque, uPVC double glazed window to the side elevation. Doors then open to the Three Bedrooms and Bathroom. Loft access point.

Bedroom One. A superb, large Double Bedroom, having a uPVC double glazed bay window to the front elevation. Built-in wardrobes to one wall.

Bedroom Two. Another good Double Bedroom, having a uPVC double glazed window to the rear elevation providing views over the Garden.

Bedroom Three, having a uPVC double glazed window to the front. Picture rail surround.



The Bathroom is fitted with a suite comprising of panelled bath with electric shower over, WC, wash hand basin. Part-tiled walls. Opaque, uPVC double glazed window to the side elevation. Cupboard housing the hot water tank.

Outside to the front, the property is approached via a paved Driveway providing ample off street parking; this then leads to the Single Garage.

To the rear, the property enjoys a lovely established lawned Garden with paved Patio Area and well-stocked borders surrounding.



Approx Gross Floor Area = 1000 Sq. Feet  
= 92.9 Sq. Metres

