



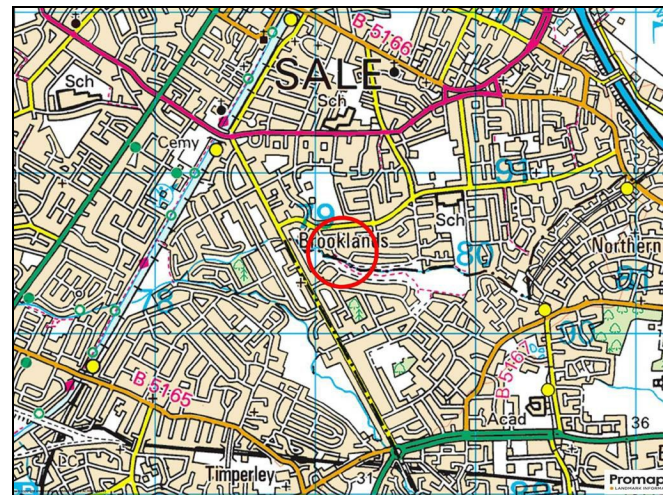
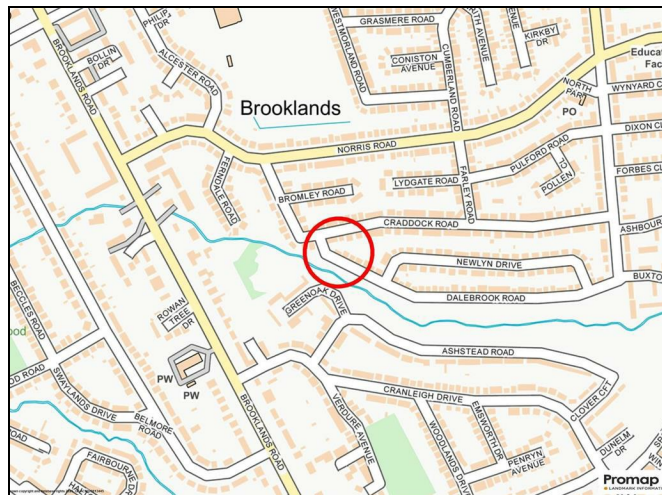
**HALE OFFICE:**  
 212 ASHLEY ROAD, HALE,  
 CHESHIRE WA15 9SN  
 TEL: 0161 941 6633  
 FAX: 0161 941 6622  
 Email: hale@watersons.net

**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



## 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			
		60	72
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.



WATERSONS

INDEPENDENT ESTATE AGENTS

# 1 Dalebrook Road

## Sale, M33 3LD



**\*\*NO CHAIN\*\* A SUPERBLY PROPORTIONED THREE BEDROOMED DOUBLE FRONTED DETACHED FAMILY HOME WHICH ENJOYS LOVELY WELL KEPT GARDENS ON THREE SIDES. WONDERFUL OPEN VIEWS TO THE FRONT OVERLOOKING GREEN BELT FIELDS. AMPLE DRIVEWAY PARKING. ZONED FOR BROOKLANDS PRIMARY. SOME GENERAL UPDATING REQUIRED.**

**Closed Porch. Hall. Lounge. Dining Room. Kitchen. GF Shower Room. Three Bedrooms. Bathroom. Ample Parking. Established Gardens.**

**CONTACT SALE 0161 973 6688**

**£525,000**

# in detail



A superbly proportioned Three Bedroomed double fronted Detached which offers fantastic family accommodation.

The property has enjoys a lovely unique position with open views to the front over green belt fields.

The location is ideal being close to the Town Centre, local shops and several of the local Schools including being zoned for Brooklands Primary.

Internally the property, although a well kept long standing family home, needs some general updating but perfect for a buyer to stamp their own mark!

In addition to the Accommodation, there is ample Driveway Parking, Garage storage and well kept gardens on three sides.

An internal viewing will reveal:

Entrance Porch, having a uPVC double glazed, double door to the front. Step-up to a panelled inner door through to the Entrance Hallway.

Entrance Hallway, having a staircase rising to the First Floor with useful downstairs storage space. Doors then open to the Lounge and Dining Room.

Lounge. A well-proportioned Reception Room, having uPVC double glazed windows to the front and rear elevations.

Dining Room. Another good-sized Reception Room, having a uPVC double glazed window to the front elevation. Door through to the Kitchen.

The Kitchen is fitted with a range of base and eye-level units with worktops over and inset, one and a half bowl stainless steel sink unit with mixer tap. Built-in, stainless steel fronted double oven with four ring gas hob and extractor hood over. Ample space for additional freestanding appliances. uPVC double glazed window to the rear elevation overlooking the Garden. Door opens to useful pantry room. A further glazed door opens to the Inner Hallway.

Inner Hallway, having an opaque, uPVC double glazed door opening to the Garden. Opening into a Utility Area and a glazed door through to the Shower Room.

The Shower Room has an enclosed shower cubicle with thermostatic shower. Vanity sink unit. WC. Wall-mounted, heated, polished chrome towel rail radiator. Inset ceiling spotlights.

Utility Area, having a fitted worktop with space and plumbing beneath suitable for a washing machine. Door through to the Integral Garage.

Integral Garage for storage, having a metal up-and-over door to the front. uPVC double glazed window to the side elevation. Wall-mounted, Baxi gas central heating



boiler.

First Floor Landing, having an opaque window to the Half Landing. Doors then provide access to the Three Bedrooms, Bathroom and Separate WC.

Bedroom One. A superb, large Double Bedroom, having uPVC double glazed windows to the front and rear elevations – the front enjoying views over the open green in front of the property, whilst the rear overlooks the Gardens. Coved ceiling. Built-in wardrobe.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the front elevation, again enjoying lovely views over the open green.

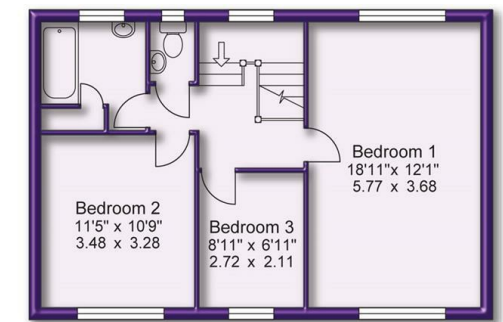
Bedroom Three, having a uPVC double glazed window to the front.

The Bathroom is fitted with a suite comprising of tiled, panelled bath with thermostatic shower over, vanity sink unit and built-in storage cupboard. Opaque window to the rear elevation. Inset ceiling spotlights.

Separate WC fitted with a low-level WC. Wash hand basin. Opaque, uPVC double glazed window to the rear elevation.

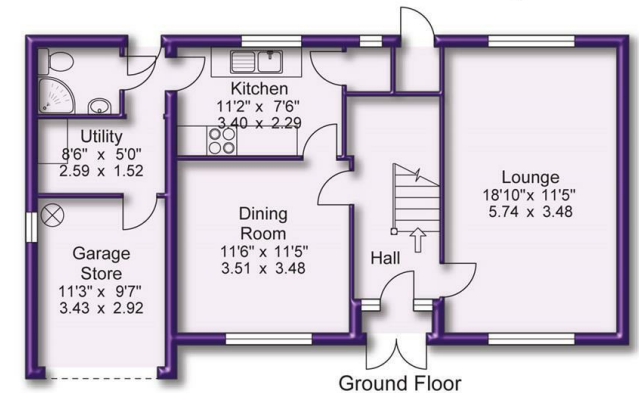
Outside, the property has established lawned gardens to three sides, mature hedging for privacy as well as driveway parking to the front.

Offered for sale with no chain!



First Floor

Approx Gross Floor Area = 1292 Sq. Feet  
= 120.0 Sq. Metres



Ground Floor