



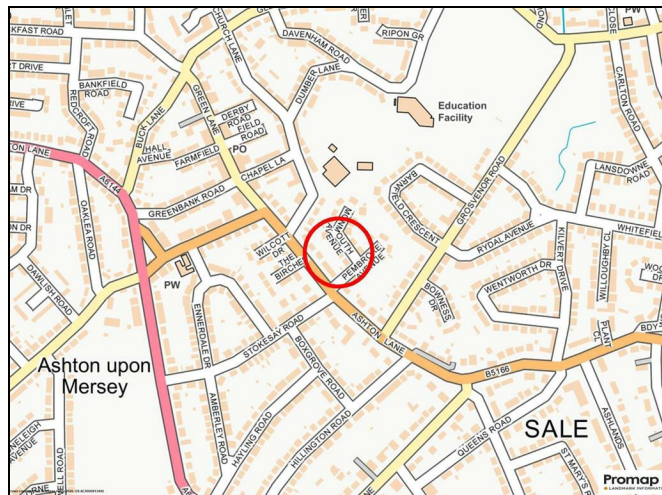
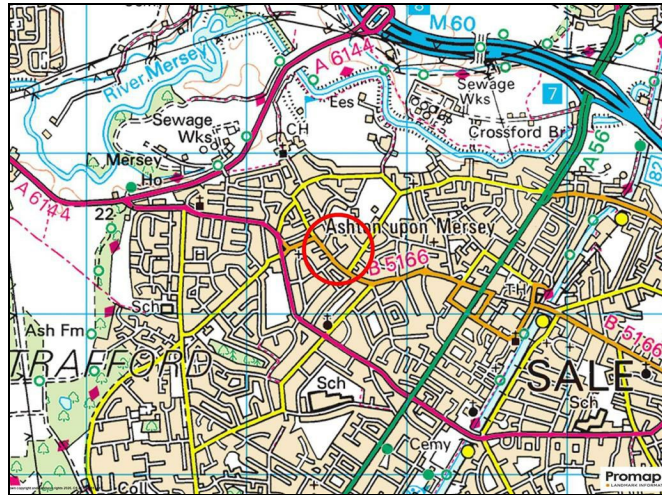
**HALE OFFICE:**  
 212 ASHLEY ROAD, HALE,  
 CHESHIRE WA15 9SN  
 TEL: 0161 941 6633  
 FAX: 0161 941 6622  
 Email: hale@watersons.net

**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	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	76	England & Wales		EU Directive 2002/91/EC	64

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

# 7 Monmouth Avenue Sale, M33 5QL



**AN EXCELLENT SIZED THREE BEDROOMED SEMI DETACHED WHICH ENJOYS A LOVELY POSITION ON THIS POPULAR CUL DE SAC PERFECT FOR SCHOOLS/ASHTON VILLAGE/TOWN CENTRE. AMPLE PARKING AND ESTABLISHED REAR GARDEN.**

**Hall. WC. Dining Room. Lounge. Kitchen. Three good-sized Bedrooms, 9'1" Third. Bathroom + Sep WC. Ample Driveway Parking. Garage. Established gardens.**

**CONTACT SALE 0161 973 6688**

**£435,000**

# in detail



A superbly proportioned Three Bedroom Semi Detached which offers excellent family accommodation.

The location is ideal being on a popular cul de sac which is perfectly situated for the local Schools, Ashton Village and the Town Centre.

Internally the property has been tastefully presented with neutral re decoration, modern kitchen and bathroom fitting.

In addition to the accommodation there is ample driveway parking, Detached Garage and a lovely established rear garden.

An internal viewing will reveal:

Recess Porch with step-up to an opaque, leaded, uPVC double glazed front door.

Entrance Hallway. Having spindled staircase rising to the First Floor. Deep-sill, angled, uPVC double glazed window to the front elevation. Glazed inner door through to the Inner Hallway.

Inner Hallway. Having doors opening to the Dining Room, Kitchen and Ground Floor WC.

Ground Floor WC fitted with a low-level WC and wall-hung wash hand basin. Opaque, uPVC double glazed window to the side elevation. Wall-mounted, heated, polished chrome towel rail. A further smaller door opens to a useful storage cupboard where the gas and electric meters can be found.

Lounge. A well-proportioned Reception Room, having a uPVC double glazed bay window to the front elevation. Fireplace feature to the chimney breast. Coved ceiling. Double doors then open to the Dining Room.

Dining Room. Another good-sized Reception Room, having a uPVC double glazed door with windows flanking both sides and above and opening out onto the rear Garden. Coved ceiling.

The Kitchen is fitted with a of modern base an eye-level units with worktops over with inset, one and a half bowl stainless steel sink unit with mixer tap. Built-in 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 providing views over the Garden and an opaque, uPVC double glazed door opens to outside.

First Floor Landing, having an opaque, uPVC double glazed window to the Half Landing. Spindled balustrade to the return of the staircase opening. Doors then provide access to the Three Bedrooms, Bathroom and Separate WC. Opaque, uPVC double glazed window to the front elevation. Loft access point.



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

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

Bedroom Three. A larger than average Third Bedroom, having a uPVC double glazed window to the rear elevation providing views over the Garden. Built-in wardrobe.

The Shower Room is fitted with a suite, comprising of enclosed shower cubicle with electric shower and vanity sink unit. Opaque, uPVC double glazed window to the side elevation. Part-tiled walls. Built-in storage cupboard which also houses the Worcester, gas central heating boiler.

Separate WC fitted with a low-level WC. Opaque, uPVC double glazed window to the front elevation.

Outside to the front, the property is approached via a paved driveway providing ample off street parking; this then continues down the side of the property leading to the rear Gardens.



To the rear, the property enjoys an established Garden mostly laid to lawn with established borders surrounding and patio area. There is also a Detached Garage within the Garden.

Always a popular place to live!

Approx Gross Floor Area = 1023 Sq. Feet  
= 95.0 Sq. Metres

