



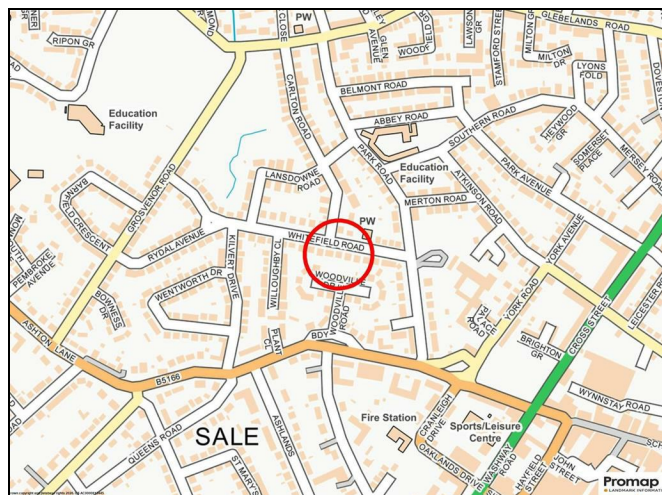
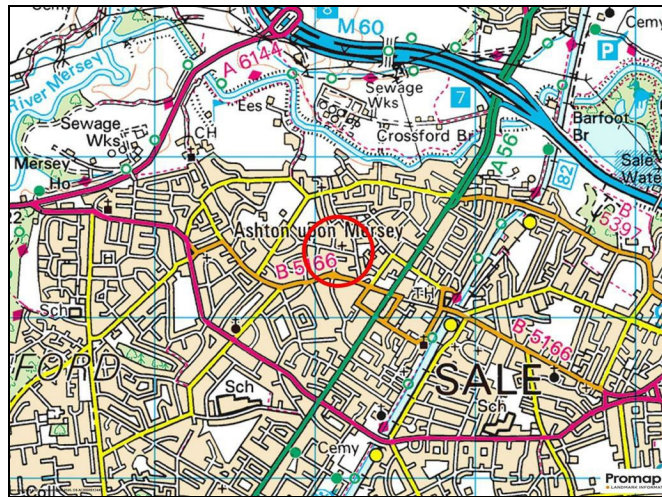
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INDEPENDENT ESTATE AGENTS

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 ₂) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales		79	79	England & Wales	
	EU Directive 2002/91/EC				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

25 Whitefield Road Sale, M33 6NY



****NO CHAIN** A SUPERBLY PROPORTIONED EXTENDED THREE BEDROOMED SEMI DETACHED LOCATED ON THIS VERY POPULAR ROAD CLOSE TO THE TOWN CENTRE AND PARK ROAD PRIMARY. SOME GENERAL UPDATING REQUIRED. LOVELY SOUTH FACING REAR GARDEN.**

Hall. Dining Room. 20' Lounge with Patio doors. Kitchen. Utility. Three Bedrooms. Bathroom. Driveway Parking. Garage. Lovely enclosed Garden.

CONTACT SALE 0161 973 6688

£415,000

in detail



A superbly-proportioned, extended, Three Bedroomed Semi-Detached which offers excellent Family Accommodation.

The location is ideal being only a short distance to the Town Centre and several of the popular schools including Park Road Primary School which is just around the corner.

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

An internal viewing will reveal:

Entrance Hall, having an opaque, glazed panelled front door with adjacent window. Staircase rising to the First Floor with useful understairs storage. Doors then provide access to the Dining Room, Lounge and Kitchen.

Dining Room. a well-proportioned Reception Room, having a wide-angled, uPVC double glazed bay window to the front elevation. Hollowed-out chimney breast feature. Picture rail surround.

Lounge. A superb, large extended Reception Room, having a set of sliding patio doors opening out onto the rear Garden. Tiled and brick fireplace to the chimney breast. Plate rail surround.

The Kitchen is fitted with a range of base and eye-level units with worktops over and inset, twin stainless steel sink unit with mixer tap. Space for freestanding appliances. uPVC double glazed window to the side elevation. Door through to the Utility Room.

Utility Room, having space suitable for further freestanding appliances. uPVC double glazed window to the rear elevation overlooking the Gardens and an opaque, uPVC double glazed door opens to outside.

First Floor Landing, having a uPVC double glazed window to the Half Landing. Doors then provide access to the Three Bedrooms and Shower Room. Loft access point.

Bedroom One. An excellent-sized Double Bedroom, having an angled bay window to the front elevation. Picture rail surround. Built-in wardrobes.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the rear elevation overlooking the Gardens. Picture rail surround.



Bedroom Three, having a uPVC double glazed window to the front elevation. Picture rail surround. Built-in wardrobes.

The Shower Room is fitted with a suite, comprising of large walk-in shower with thermostatic shower, vanity sink unit and WC. Opaque, uPVC double glazed window to the side elevation. Part-tiled walls. Wall-mounted, Glowworm gas central heating boiler.

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

To the rear, the property enjoys a lovely, enclosed broadly south facing Garden having a main central area of lawn with deep, well-established border surrounding.

Always a popular and convenient place to live!



Approx Gross Floor Area = 1073 Sq. Feet
= 99.6 Sq. Metres

