



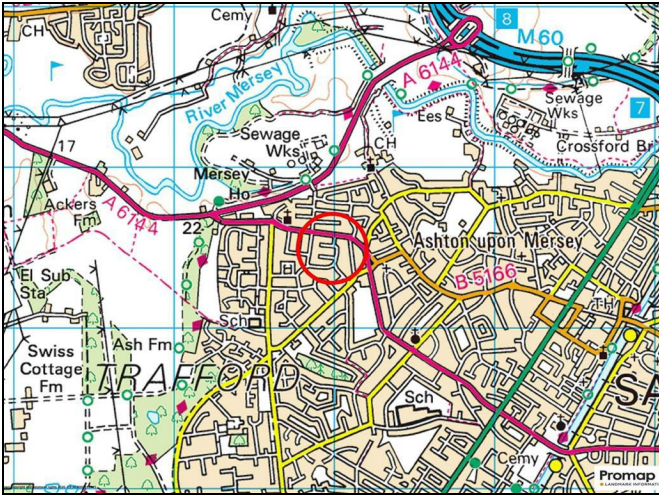
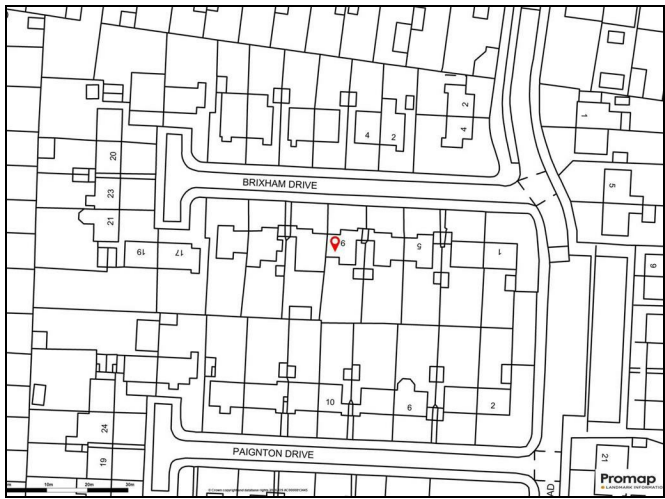
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INDEPENDENT ESTATE AGENTS

# 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 |         |           |

| 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

## 9 Brixham Drive Sale, M33 5HN



AN EXCELLENT SIZED, MUCH UPGRADED AND IMPROVED, THREE BEDROOMED SEMI DEATCHED WHICH ENJOYS A SUPERB PRIVATE REAR GARDEN. AMPLE DRIVEWAY PARKING. IDEAL FOR SCHOOLS.

Hallway. WC. Lounge. Stylish Breakfast Kitchen with island unit. Three good-sized Bedrooms. Bathroom. Fabulous Garden. Utility Outbuilding.

CONTACT SALE 0161 973 6688

£400,000

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# in detail



An excellent-sized, Three Bedroomed Semi Detached Family Home which offers excellent sized rooms throughout.

The property enjoys a lovely position on a popular cul de sac close to several of the local Schools and Ashton on Mersey Village.

Internally, there are good-sized rooms, neutral re-decoration and modern Kitchen and Bathroom fittings.

In addition to the accommodation there is ample driveway parking and a superb established rear garden.

An internal viewing will reveal:

Entrance Hall. Having a cotemporary opaque glazed composite front door. Polished tiled floor. Spindle staircase rising to the First Floor. Doors then provide access to the Lounge, Breakfast Kitchen and Ground Floor WC. Double doors open to useful storage cupboard.

Ground Floor WC. Fitted with a low level WC. Wall hung wash hand basin. Opaque uPVC double glazed window to the side elevation. Continuation of the polished tiled floor.

Lounge. A superb large reception room having a uPVC double glazed window to the front elevation. There is then a set of uPVC double glazed French doors opening to the rear garden. Continuation of the polished tiled floor.

Breakfast Kitchen. A stylish kitchen fitted with a range of contemporary gloss finish handleless base and eye level units with worktops over and inset sink unit with mixer tap. Matching island unit which doubles up as a breakfast bar with inset five ring gas hob and ceiling mounted oversized extractor hood over. Built in electric oven. Integrated dual microwave oven. Integrated fridge freezer. Continuation of the polished tiled floor. Opaque uPVC double glazed window to the side elevation and a set of uPVC double glazed sliding patio doors opening to the rear garden along with a glazed composite door. Inset spotlights to the ceiling.

First Floor Landing. Opaque uPVC double glazed window to the front elevation. Doors then provide access to the Three Bedrooms and Bathroom. Double doors open a useful storage cupboard. Loft access point.

Bedroom One. An excellent sized double bedroom having a uPVC double glazed window to the rear elevation providing views over the Garden. Built in wardrobes.

Bedroom Two. Another good double room having a uPVC double glazed window to the rear elevation. Built in wardrobes with sliding doors to one wall.

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



storage cupboards and desk.

Bathroom. A large family bathroom fitted with a contemporary white suite with chrome fittings comprising of free standing shaped bath with central chrome mixer tap. Separate shower cubicle with multi-jet shower system. Low level WC. Shaped sink unit. Two opaque uPVC double glazed window to the side elevation. Tiled walls. Wall mounted polished towel rail radiator.

Outside to the front there is a good sized driveway providing ample parking.

To the rear is a superb established garden with decked patio area. There are two brick built outbuildings, one used as a utility room and houses the gas central heating boiler.

A wonderful family home!

- FREEHOLD  
- COUNCIL TAX BAND - B

