



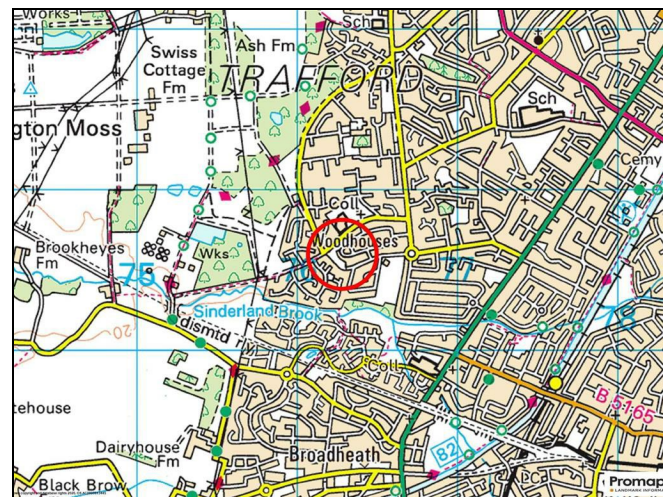
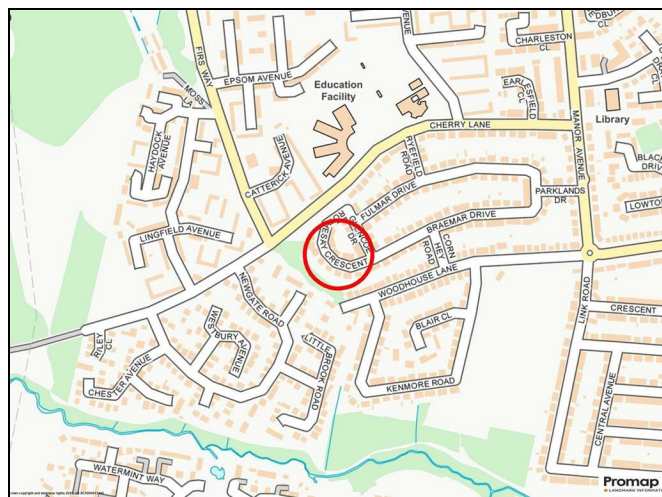
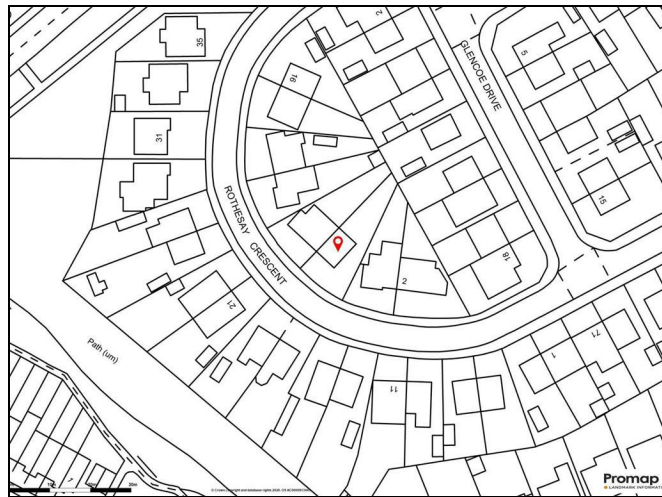
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INDEPENDENT ESTATE AGENTS

# 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 <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		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

# 6 Rothesay Crescent Sale, M33 4NL



**\*\*NO CHAIN\*\* A FABULOUS, MUCH IMPROVED, THREE BEDROOMED SEMI DETACHED WHICH ENJOYS A SUPERB ESTABLISHED REAR GARDEN. POPULAR NEIGHBOURHOOD CLOSE TO SEVERAL SCHOOLS.**

**Hall. WC. Lounge. Dining Room, open plan to the Kitchen. Three Bedrooms. Shower Room. Great Gardens. Ample Driveway Parking.**

**CONTACT SALE 0161 973 6688**

**£410,000**

# in detail



A fabulous, much improved, Three Bedroomed Semi-Detached which offers good sized rooms throughout.

The location is always popular, being within the catchment area of several sought after schools.

Internally, there is neutral re-decoration and contemporary Kitchen and Bathroom fittings along with some recent improvements such as rewiring and replacement gas central heating boiler.

In addition to the Accommodation, there is ample Driveway Parking on a wide frontage and a lovely, enclosed rear Garden.

An internal viewing will reveal:

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

Entrance Hall, having a spindle staircase rising to the First Floor. Door through to the Dining Room and a further door provides access to the 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.

Lounge. A well-proportioned Reception Room, having a uPVC double glazed, angled bay window to the front elevation. Raised, wall-mounted electric fire. Opening into the Dining Room.

Dining Room. another good-sized room, having a set of uPVC double glazed French doors opening out to the rear Garden. Inset spotlights to the ceiling. Open Plan to the Kitchen.

The Kitchen has been refitted with an extensive range of contemporary, gloss-finish, handleless base and eye-level units with worktops over and inset sink unit with mixer tap. Built-in electric oven with integrated microwave oven above. Four ring induction hob with extractor hood over. Further integrated appliances include a fridge freezer and dishwasher. uPVC double glazed window to the side elevation. Inset spotlights to the ceiling. Wall-mounted, Vaillant gas central heating boiler concealed within one of the cupboards.

First Floor Landing, an opaque, uPVC double glazed window to the Half Landing. Doors then provide access to the Three Bedrooms and Shower Room.

Bedroom One. An excellent-sized Double Bedroom, having a uPVC double glazed, angled bay window to the front elevation. Built-in wardrobes to the full length of 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, having a uPVC double glazed window to the front elevation.

The Shower Room has been refitted with a contemporary suite, comprising of large, walk-in shower with thermostatic shower, fitted bathroom cabinets with vanity sink unit and enclosed cistern WC. Wall-mounted, heated, polished chrome towel rail radiator. Two, opaque, uPVC double glazed windows to the side elevation. Tiled walls. Inset spotlights to the ceiling.

Externally the property has a wide frontage providing ample parking and offers great scope to extend subject to any permissions.

To the rear is a good sized established garden, having a paved patio area leading to the main area of lawn with well stocked borders surrounding.

A great family home offered with no onward chain!

LEASEHOLD PROPERTY  
 - 999 YEAR LEASE - FROM 1 JAN 1959 - END OF LEASE - 1 JAN 2958  
 - 932 YEARS REMAIN  
 - COUNCIL TAX BAND - C

Approx Gross Floor Area = 951 Sq. Feet  
 = 88.4 Sq. Metres

