



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



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170 Manor Avenue Sale, M33 5TG



****NO CHAIN**A SUPERBLY PROPORTIONED THREE BEDROOMED MODERN MEWS WHICH OFFERS GOOD SIZED ROOMS THROUGHOUT. EN SUITE TO BED 1. LOVELY ENCLOSED GARDEN. ALLOCATED PARKING. IDEAL LOCATION FOR SCHOOLS**

Hall. WC. Lounge. Dining Kitchen. Three Bedrooms. Two Bath/Shower, one En Suite. Driveway parking. Enclosed rear garden. Energy Rating:

CONTACT SALE 0161 973 6688

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
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	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 the 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.

£359,950



A superbly proportioned Three Bedroomed, modern mews located on this popular Development.

The location very convenient being close to several of the Local Schools including Ashton on Mersey and within an easy reach of the Town Centre.

In addition to the Accommodation, there is Driveway Parking to the rear and an enclosed rear Garden.

An internal viewing is a must and will reveal:

Entrance Hall. Having a front door. Further doors provide access to the Lounge and Ground Floor WC.

Ground Floor WC. Fitted with a low level WC. Wash hand basin. Opaque uPVC double glazed window to the front elevation.

Lounge. A well proportioned reception room having a uPVC double glazed window to the front elevation. Staircase rises to the First Floor with storage cupboard beneath. Opening to the Breakfast Kitchen.

Breakfast Kitchen. A good size kitchen with plenty of space for a table. Fitted with a range of base and eye level units with worktops over and inset sink unit with mixer tap. Built in stainless steel electric oven with four ring gas hob and extractor hood over. Ample space for a range of freestanding appliances. uPVC double glazed windows to the rear elevation overlooking the Gardens and a set of uPVC double glazed French doors opening to outside. Wall mounted Ideal gas central heating boiler concealed in one of the cupboards.

First Floor Landing. Having a spindle balustrade to return the staircase opening. Doors then provide access to Three Bedrooms and Bathroom. Further door provides access to a airing cupboard housing the hot water tank. Loft access point.

Bedroom One. A well proportioned double bedroom having a uPVC double glazed window to the rear elevation overlooking the Gardens. Door through to the En Suite Shower Room.

En Suite Shower Room. Fitted with a suite comprising of enclosed shower cubicle with thermostatic shower. Wash hand basin. WC.

Bedroom Two. Another good double room bedroom having a uPVC double glazed window to the front elevation.

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

Bathroom. Fitted with a suite comprising of panelled bath with shower mixer

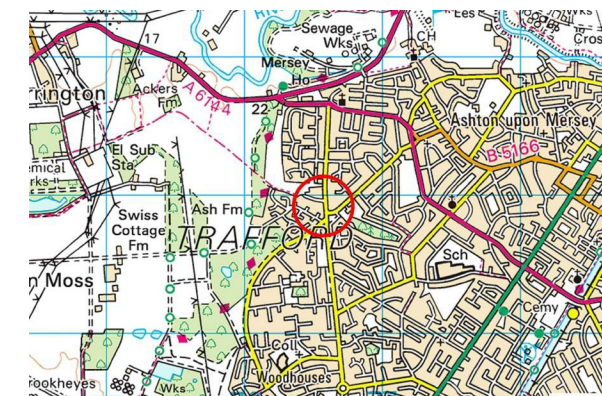
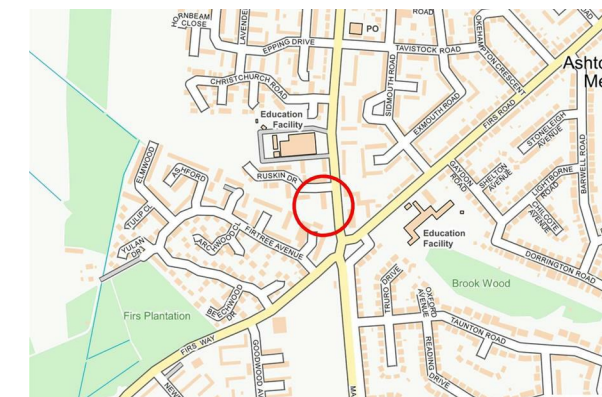


attachment. Wash hand basin. WC. Opaque uPVC double glazed window to the rear elevation

To the rear the property has a lovely private garden, having a decked patio leading to an area of artificial lawn. There is a gate at the back of the garden leading directly onto the driveway for this property.

No Chain!

- Leasehold Property - 999 year lease from 1 January 2001 to 1 January 3000 - 974 years remain - Ground Rent: £75 per annum
- Council Tax Band - D



Approx Gross Floor Area = 860 Sq. Feet
= 79.9 Sq. Metres

