



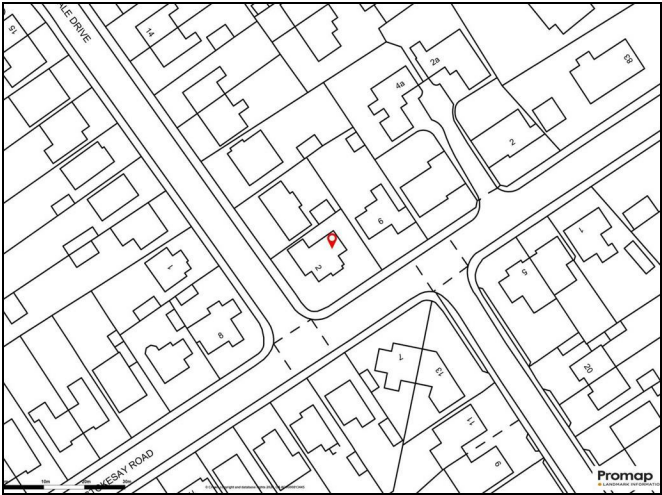
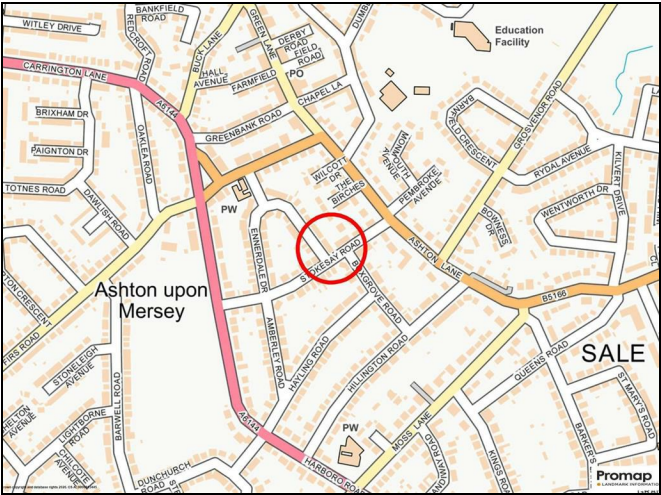
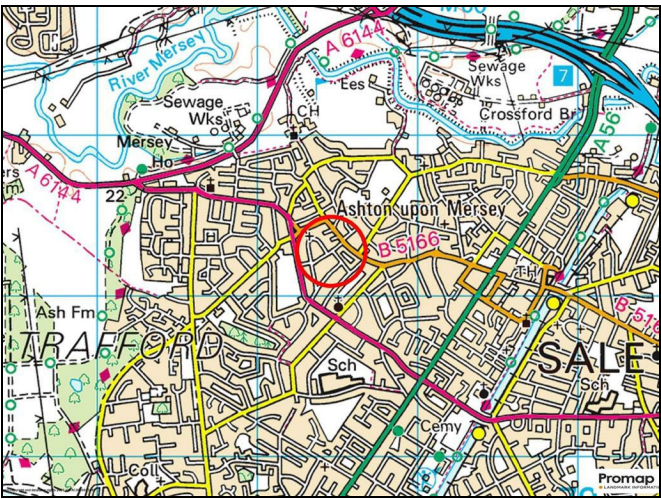
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INDEPENDENT ESTATE AGENTS

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 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.

www.watersons.net



INDEPENDENT ESTATE AGENTS

2 Ennerdale Drive

Sale, M33 5NE



A SUPERBLY PROPORTIONED, EXTENDED, THREE BEDROOMED FAMILY DETACHED WHICH OFFERS OVER 1600 SQFT OF ACCOMMODATION. VERY POPULAR NEIGHBOURHOOD PERFECT FOR SEVERAL OF THE SCHOOLS. LOVELY CORNER POSITION WITH GARDENS TO THREE SIDES. GARAGE AND DRIVEWAY.

Porch. Hallway. WC. Large 24' Lounge. Dining Room. Breakfast Kitchen. Utility Conservatory. Three Dbl Bedrooms. Two Bath/Shower - One En Suite. Ample Parking. Garage. Private Gardens.

CONTACT SALE 0161 973 6688

£625,000

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A superbly proportioned, extended, Three Double Bedroomed Family Detached which offers excellent-sized rooms throughout.

This neighbourhood has always been popular, perfect for Ashton Village, several of the Local Schools and the Town Centre.

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

In addition to the Accommodation, there is ample Driveway Parking, Garage and lovely private gardens to the rear and side.

An internal viewing will reveal:

Entrance Hall. Having an opaque leaded composite front door with windows flanking both sides. Spindle staircase rises to the First Floor with useful understairs storage. Doors then open to the Ground Floor WC, Lounge, Breakfast Kitchen and Dining Room.

Dining Room. Having a leaded uPVC double glazed window to the front elevation. Coved ceiling. Dado rail surround. Cast iron fire surround to one wall.

Lounge. A superb large reception room having a set of uPVC French doors opening to the rear garden. uPVC double glazed bay window to the front elevation. Inglenook fireplace feature.

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

Breakfast Kitchen. A good sized Kitchen with plenty of space for a table. The kitchen itself is fitted with a range of contemporary base and eye level units with Quartz worktops over and inset one and a half bowl stainless steel sink unit with mixer tap. Built in stainless steel double oven with induction hob and extractor over. Integrated fridge. Space and plumbing suitable for a dishwasher. Inset spotlights. UPVC double glazed window to the side. Door to the Utility and glazed double doors open to the Conservatory.

Conservatory. Having uPVC double glazed windows overlooking the gardens and a set of French doors to the garden.

Utility Room. Fitted with a range of base and eye level units with worktops over and inset white ceramic sink unit. Recently installed Worcester gas central heating boiler. Space and plumbing suitable for a washing machine and dryer. UPVC double glazed door opens to outside.

First Floor Landing. Having a spindle balustrade to return the staircase opening. Doors then provide access to the Three double Bedrooms and Family Bathroom. Beautiful stained and leaded glass window with secondary glazing to the rear

elevation. Loft access point.

Bedroom One. A magnificent large double bedroom having two deep still angled uPVC double glazed bay windows with stained and leaded glass window lights. Built in wardrobes. Door through to the En Suite Shower Room.

Shower Room. Fitted with a suite comprising of enclosed shower cubicle with electric shower. Wash hand basin. WC. Part tiled walls. Opaque leaded window to the side elevation with secondary glazing. Inset spotlights to the ceiling.

Bedroom Two. Another good double room having a uPVC double glazed bay window to the front elevation with stained and leaded glass window lights. Built in wardrobes.

Bedroom Three. Another good double room having a uPVC double glazed bay window to the rear elevation overlooking the garden plus an additional uPVC double glazed window to the side. Built in wardrobes.

Family Bathroom. Fitted with a suite comprising of free standing double ended panelled bath with central chrome mixer tap. Separate shower cubicle with electric shower. Wall hung vanity sink unit. WC. Part tiled walls. Opaque uPVC double glazed window to the rear elevation. Wall mounted polished chrome towel rail radiator.

Outside the property enjoys a lovely corner position with established gardens to the rear and side. In addition therer is ample driveway parking and an attached Garage.

Always a popular neighbourhood!

- Freehold Property
- Council Tax Band - E

