



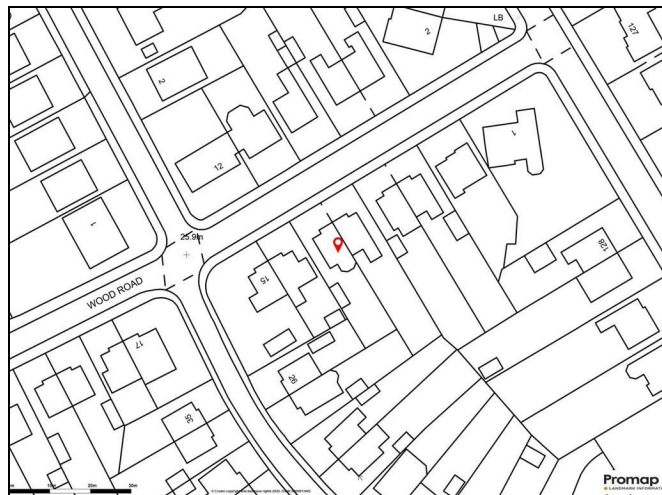
**HALE OFFICE:**  
 212 ASHLEY ROAD, HALE,  
 CHESHIRE WA15 9SN  
 TEL: 0161 941 6633  
 FAX: 0161 941 6622  
 Email: hale@watersons.net

**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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# 11 Wood Road Sale, M33 3RW



**\*\*NO CHAIN\*\* A SUPERBLY PROPORTIONED THREE BEDROOMED SEMI DETACHED LOCATED ON THIS VERY POPULAR ROAD JUST OFF FRAMINGHAM RD, IDEAL FOR BROOKLANDS PRIMARY. LOVELY PRIVATE REAR GARDEN.**

**Porch. Hall. WC. Lounge. Dining room. Conservatory. Kitchen. Three Bedrooms. Bathroom. Great gardens. Driveway parking. Det Garage.**

**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                    |  | Current                 | Potential | Environmental Impact (CO <sub>2</sub> ) Rating                  |  |
|---|--|-------------------------|-----------|---|--|
| 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 | 76        | England & Wales   |  |

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.

**£549,000**

# in detail



A superbly proportioned Three Bedroomed Semi-Detached Family Home which offers excellent sized rooms throughout.

The road and neighbourhood are always one of the most popular we cover, just off Framingham Road, ideal for Local Schools including being zoned for Brooklands Primary which is just around the corner.

The property design is a bit more interesting than other similar Semi-Detached properties having part-rendered elevations and curved Porches adding to the character of the house.

In addition to the Accommodation, there is ample Parking, Detached Garage and a good sized established, Private rear Garden.

An internal viewing will reveal:

Entrance Porch having a multi-paned glazed front door with matching window to one side and above. Step-up to a glazed panelled door through to the Entrance Hallway.

Entrance Hallway. A lovely Entrance into the property having a staircase rising to the First Floor. Feature circular window to the side elevation. Doors provide access to the Lounge, Dining Room and Ground Floor WC and Kitchen.

Ground Floor WC fitted with a low-level WC. Wash hand basin. Window to the side elevation.

Lounge. A well-proportioned Reception Room having a wide-angled, uPVC double glazed bay window to the front elevation. Attractive fireplace feature to the chimney breast. Coved ceiling.

Dining Room. Another excellent-sized Reception Room having a set of multi-paned double doors opening to the Conservatory. Plate rail surround.

Conservatory having double glazed windows to three elevations - all overlooking the Gardens.

The Kitchen is fitted with an extensive range of modern base and eye-level units with chrome handles and worktops over with inset stainless steel sink unit with mixer tap. Built in double oven with ceramic hob and extractor hood over. Integrated dishwasher. Ample space for a range of freestanding appliances. Wall mounted gas central heating boiler concealed within one of the cupboards. uPVC double glazed windows to the rear and side elevation overlooking the Gardens. Door opens to outside.

First Floor Landing having a uPVC double glazed window to the front elevation. Doors then provide access to the Three Bedrooms and Bathroom.



Bedroom One. An excellent sized double room having a uPVC double glazed window to the rear elevation overlooking the gardens. Built in wardrobes.

Bedroom Two. Another good Double Bedroom having a uPVC double glazed bay window to the front elevation. Built in wardrobes.

Bedroom Three having uPVC double glazed windows to the front and side elevations.

Bathroom. Fitted with a suite comprising of: panelled bath with thermostatic shower over. Wash hand basin. Two opaque uPVC double glazed windows to the side.

Separate WC.

Outside to the front, the property is approached via a paved Driveway providing ample Off Street Parking. There are gates at the side leading to the rear and Garage.

To the rear, the property enjoys a lovely, established, Private Garden with paved Patio Area leading onto the main area of lawn with established borders surrounding.

Always a popular place to live!

Approx Gross Floor Area = 1199 Sq. Feet  
= 111.4 Sq. Metres

