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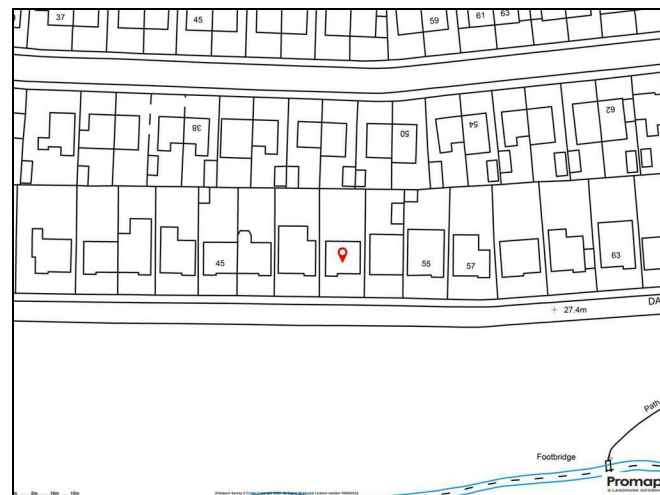
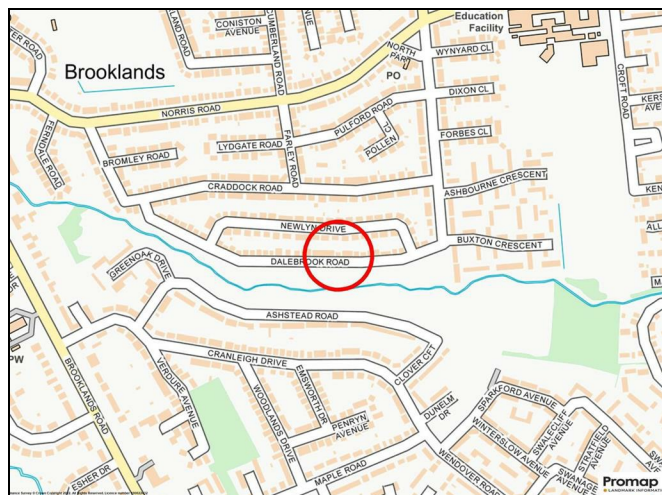


INDEPENDENT ESTATE AGENTS

# location



From our Watersons Sale Office, continue out of the one way system on School Road/B5166 and take a sharp left onto Sibson Road/B5166. Continue to follow the road round onto Springfield Road and at the traffic lights, turn right back onto School Road/B5166. After 0.4 miles, turn right onto Derbyshire Road and continue straight over 2 roundabouts for 0.9 miles. Derbyshire Road South then turns right and becomes Dalebrook Road. The property will be found on the right hand side.



# 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 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.



INDEPENDENT ESTATE AGENTS

## 51 Dalebrook Road Sale, Greater Manchester, M33 3LB



A SUPERBLY PROPORTIONED THREE BEDROOMED DETACHED HOUSE WHICH ENJOYS LOVELY ESTABLISHED FRONT AND REAR GARDENS. WONDERFUL OPEN VIEWS TO THE FRONT OVERLOOKING A LARGE GREEN.

Porch. Hall. WC. Lounge. Dining Room. Breakfast Kitchen. Three Bedrooms. Bathroom. Ample Parking. Attached Garage. Enclosed Gardens.

CONTACT SALE 0161 973 6688

£478,000

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# in detail



A superbly proportioned, Three Bedroomed Detached House which offers excellent Family Accommodation.

The location is ideal, enjoys wonderful open views to the front over a large green, yet being convenient for local shops and several of the popular schools.

Internally, there are good-sized rooms throughout yet offers plenty of scope to extend and improve further subject to any consents required.



There is ample Off Street Parking for two cars, an Attached Garage and lovely, established Gardens to the front and rear.

An internal viewing will reveal:  
Recessed Porch with step to a wooden uPVC double glazed front door.

Entrance Hall, having a staircase rising to the first floor. Doors then open to the WC, Lounge, Dining room and Breakfast Kitchen.

Lounge. A well proportioned reception room having a uPVC double glazed bay window to the front elevation. Attractive marble fireplace feature with living flame gas fire to one wall. Two additional windows to the side either side of the fireplace.

Dining Room. Another good sized room having a uPVC double glazed square bay window to the rear with door opening to the garden.

Breakfast Kitchen, fitted with an extensive range of modern base and eye level units with chrome handles and worktops over inset one and a half bowl sink unit. Built in oven with ceramic hob above. Integrated fridge, freezer, washing machine and dishwasher. UPvc double glazed window to the rear overlooking the garden and further window and door open to the side. Floor mounted gas central heating boiler.

First Floor Landing, having an opaque, uPVC double glazed window to the side elevation. From the Landing there are doors opening to the Three Bedrooms and Bathroom. Loft access point to a large Loft with full cut roof providing maximum head height.

Bedroom One. A well proportioned Double Bedroom, having a uPVC double glazed bay window to the front elevation providing lovely views over the open green in front of the property. Built-in wardrobes across one wall.

Bedroom Two. Another excellent Double Bedroom, having a uPVC double glazed window to the rear elevation overlooking the Garden. Built in wardrobes to one wall with mirrored doors.

Bedroom Three, having a uPVC double glazed window to the front elevation again enjoys views over the green. Built in storage cupboards.

Bathroom, fitted with a suite comprising of: pannelled bath, WC, pedestal wash hand basin. Two, opaque, uPVC double glazed windows to the rear and side elevation. Built in storage cupboard.



Outside to the front, the property is approached via a Driveway providing ample Off Street Parking for two cars; this then leads to the Garage. There is then a pathway at the side leading to the rear.

There is an enclosed established garden to the rear with Patio and established borders.



An excellent Family Home!



Approx Gross Floor Area = 1136 Sq. Feet  
= 105.5 Sq. Metres

