



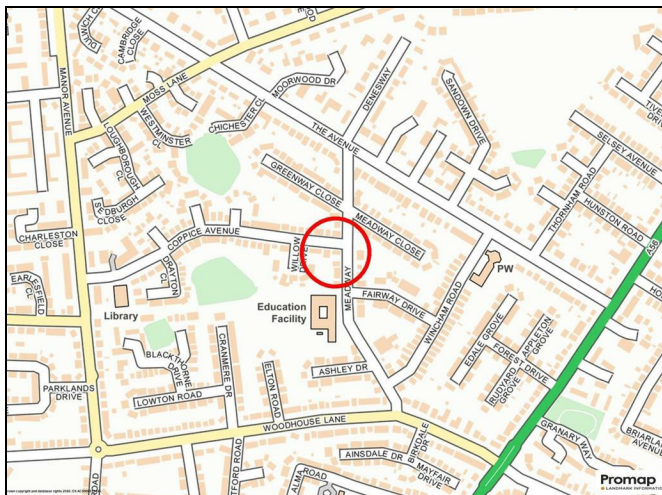
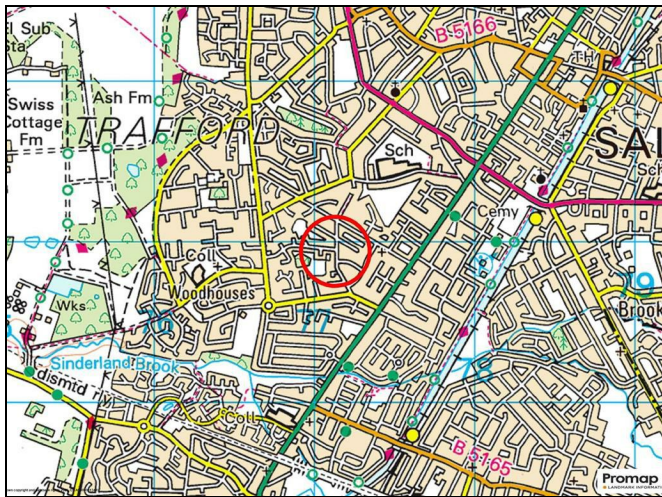
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

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



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.



INDEPENDENT ESTATE AGENTS

1 Coppice Avenue Sale, M33 4ND



****NO CHAIN** A SUPERBLY PROPORTIONED, TWO DOUBLE BEDROOMED, DETACHED BUNGALOW WHICH ENJOYS A FABULOUS CORNER POSITION WITH DELIGHTFUL GARDENS TO THREE SIDES. TWO DRIVEWAY AND TWO GARAGES. NEW ROOF. MODERN INTERIOR. ALWAYS A POPULAR LOCATION.**

Porch. Hallway. Lounge with French doors. Dining Kitchen. Two Bedrooms. Shower room. Lovely established gardens.

CONTACT SALE 0161 973 6688

£535,000

in detail



A Superbly proportioned, Two Double Bedroomed Detached Bungalow which offers excellent accommodation.

The property enjoys a fantastic corner plot with established gardens to three sides as well as having two separate driveways and two Garages.

There is a lovely interior with neutral decoration and modern kitchen and bathroom fittings as well as further recent improvements include a new roof!

The location is ideal, being perfectly placed for local shops and within an easy reach of Sale.

An Internal viewing will reveal:

Entrance Hallway. Having a opaque uPVC double glazed front door. Doors provide access to the Lounge, Dining Kitchen, Two Bedrooms, Shower Room and Separate WC. Loft access point.

Lounge. A well proportioned reception room having a uPVC double glazed leaded window to the front elevation. There is then a uPVC double glazed door with three quarter height windows flanking both sides opening out to the Garden. Raised wall mounted remote control fireplace feature.

Dining Kitchen. A superb large kitchen having plenty of space for a table, the kitchen itself is fitted with an extensive range of contemporary base and eye level units with worktops over and inset one and a half stainless steel sink unit with mixer tap. Built in NEFF electric oven with four ring ceramic hob. Further appliances include fridge freezer and washing machine. Two leaded uPVC double glazed windows to the front elevation with additional window to the side and opaque uPVC double glazed door opening to outside.

Bedroom One. A well proportioned double room having a leaded uPVC double glazed window to the rear elevation plus additional uPVC double glazed window to the side overlooking the Gardens. Built in wardrobe with matching dressing table and bedside drawers.

Bedroom Two. Another good double room having a leaded uPVC double glazed window to the rear elevation overlooking the Gardens. Built in



wardrobe with matching bedside tables.

Shower Room. Fitted with a suite comprising of walk in wet room style shower cubicle with electric shower. Wash hand basin. Part tiled walls. Tiled floor. Opaque additional uPVC double glazed window to the rear elevation.

Separate WC. Fitted with a low level WC. Opaque uPVC double glazed window to the rear elevation. Part tiled walls. Tiled floors.

Outside the property sits within a good sized corner plot with lawned gardens to three sides including an enclosed rear garden. There are two driveways and two garages, one at the front and one at the side accessed from Meadway.

No Chain!



Approx Gross Floor Area = 862 Sq. Feet
(inc. Garage) = 80.1 Sq. Metres

