



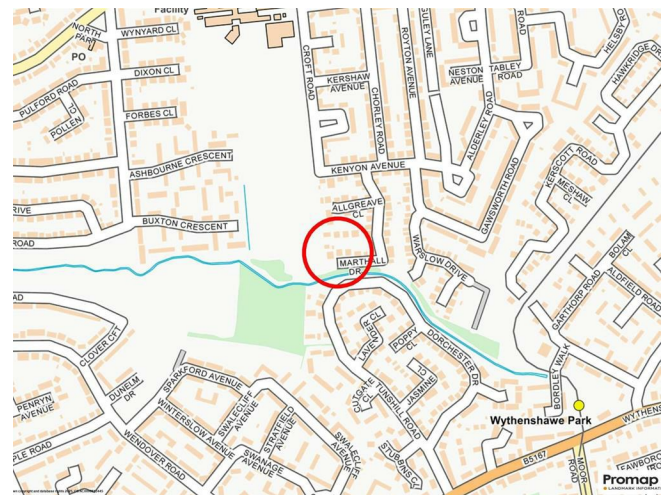
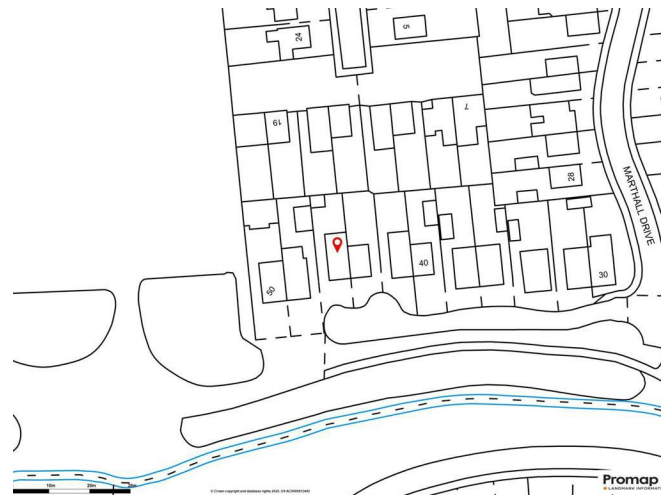
**HALE OFFICE:**  
212 ASHLEY ROAD, HALE,  
CHESHIRE WA15 9SN  
TEL: 0161 941 6633  
FAX: 0161 941 6622  
Email: hale@watersons.net

**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 <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.

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WATERSONS

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# 46 Marthall Drive , Sale, M33 2XP



**\*\*NO CHAIN\*\*** A BEAUTIFULLY PRESENTED, EXTENDED, THREE BEDROOM SEMI DETACHED FAMILY HOME LOCATED TOWARDS THE END OF THIS LOVELY CUL-DE-SAC. IDEAL LOCATION CLOSE TO SCHOOLS. FANTASTIC REAR EXTENSION WITH VELUX WINDOWS.

PORCH. HALL. LOUNGE. EXTENDED OPEN PLAN KITCHEN/DINING ROOM. THREE BEDROOMS. BATHROOM. ENCLOSED REAR GARDEN. DRIVEWAY PARKING.

CONTACT SALE 0161 973 6688

Offers Over £365,000

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in detail



A superb, comprehensively extended, three bedroomed modern semi-detached located on this popular development.

The property is in a great location, allocated towards the end of the cul de sac. It enjoys a peaceful setting with the added benefit of a public walkway directly opposite. This provides easy pedestrian access to a charming woodland area as well as a convenient route to Wythenshawe park metrolink station.

In addition to the accommodation there is driveway parking and lovely established rear garden. A woodshed provides excellent outdoor storage - perfect for bikes, tools, or gardening equipment

An internal viewing will reveal:

Entrance porch. Having a uPVC double glazed front door. Step-up to an opaque, leaded and stained inner door through to the entrance hallway.

Entrance hall, Having a staircase rising to the First Floor. Panelled door through to the Lounge.

Lounge. An excellent-sized reception room, having a uPVC double glazed window to the front elevation. Door opens to useful understairs storage cupboard. Door opens to the kitchen.

The kitchen is fitted with a range of modern base and eye-level units with worktops over and inset, one and a half bowl stainless steel sink unit with mixer tap. Built-in, stainless steel fronted double oven with four ring gas hob and extractor hood over. Space for additional freestanding appliances. Wall-mounted, gas central heating boiler. Opening into the dining room extension.

Dining room extension, having a vaulted ceiling with three skylight Velux windows. uPVC double glazed French doors opening out to the garden, plus an additional uPVC double glazed window to the side.

First floor landing, having a uPVC double glazed window to the side elevation. Spindled balustrade to the return of the staircase opening. Doors then open to three bedrooms and bathroom.

Bedroom one. A well-proportioned double bedroom, having a uPVC double glazed window to the front elevation. Loft access point.

Bedroom two. Having a uPVC double glazed window to the rear elevation overlooking the gardens.

Bedroom three. Having a uPVC double glazed window to the front elevation. Built-in cupboard above the stairwell.

The bathroom is fitted with a suite comprising of panelled bath with thermostatic shower over and fitted glass shower screen, wash hand basin and WC. Opaque, uPVC double glazed window to the rear elevation. Part-tiled walls. Tiled floor.

To the front there is a driveway providing ample parking. There are gates at the side leading to the rear.

There is a good sized established lawned rear garden with paved patio.



Approx Gross Floor Area = 886 Sq. Feet  
= 82.3 Sq. Metres

