



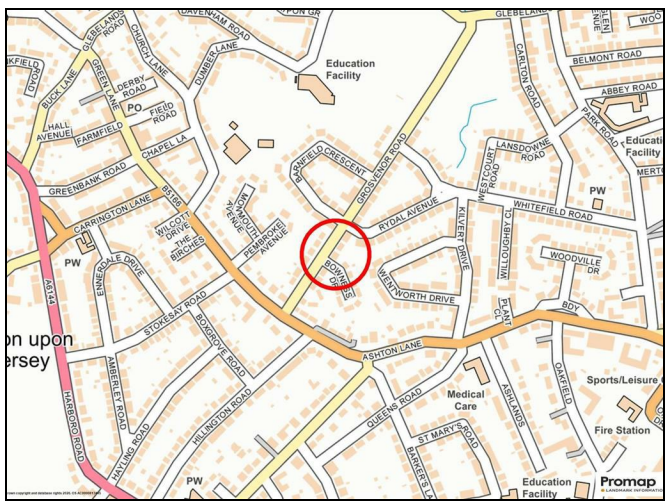
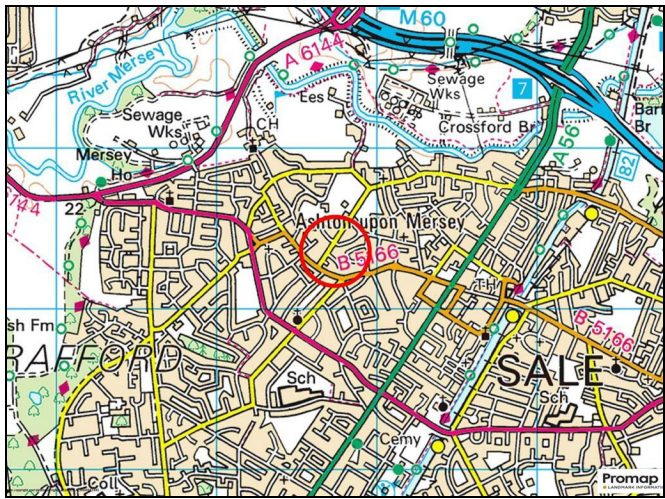
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INDEPENDENT ESTATE AGENTS

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			85
(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 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

32 Grosvenor Road Sale, Cheshire, M33 6UH



****NO CHAIN** A WELL PROPORTIONED THREE BEDROOMED SEMI DETACHED LOCATED ON THIS VERY ROAD PERFECT FOR TOWN CENTRE/METROLINK AND SEVERAL SCHOOLS. DRIVEWAY PARKING. ENCLOSED REAR GARDEN.**

Hall. WC. Lounge. Dining Room. Conservatory. Three Bedrooms. Bathroom + Sep WC. Enclosed rear garden. Driveway and Garage.

CONTACT SALE 0161 973 66878

£410,000



A well proportioned Three Bedroomed Semi-Detached offering good-sized rooms throughout.

The property is ideally positioned on this very popular road which is ideal for several of the local Schools, Ashton Village, Town Centre and Metrolink.

In addition to the accommodation there is driveway parking, Garage and a lovely private rear garden.

An internal viewing will reveal:

Ground Floor Entrance Porch. Having a uPVC double glazed front door with step up to an opaque glazed inner door through to the Entrance Hallway.

Entrance Hall. Having doors providing access to the Lounge, Dining Room and Kitchen. Further door provides access to the Ground Floor WC.

Lounge. A well proportioned reception room having a uPVC double glazed angled bay window to the front elevation.

Dining Room. Another good sized room having a uPVC double glazed French doors opening to the Conservatory.

Conservatory. Having a uPVC double glazed window to three elevations overlooking the Gardens and a uPVC double glazed door opens to outside.

Kitchen. Fitted with a range of base and eye level units with worktops over and inset stainless steel sink unit with mixer tap. Built in oven with four ring gas hob and extractor hood over. Ample space for a range of additional freestanding appliances. Useful breakfast bar area. uPVC double glazed square bay window to the rear elevation overlooking the garden and a uPVC double glazed door opens to outside

First Floor Landing. Having an opaque double glazed window to the half landing. Doors then open to the Three Bedrooms and Bathroom and separate WC. Loft access point.

Bedroom One. A well proportioned double bedroom having a uPVC angled bay window to the front elevation. Built in wardrobes.

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

Bedroom Three. Having a uPVC window to the front elevation.

Bathroom. Fitted with a suite comprising of panelled bath with shower mixer attachment. Wash hand basin. Built in storage cupboard housing the Worcester gas central heating boiler. Tiled floor. Tiled walls. Wall mounted heated towel rail radiator.



with opaque double glazed window to the side elevation.

Separate WC. Fitted with low level WC. Tiled floor. Opaque double glazed window to the side elevation.

Outside, to the front the property is approached via a driveway providing ample parking, this continues down the side leading to the Detached Garage and Gardens.

Such a convenient location!



Approx Gross Floor Area = 1047 Sq. Feet
= 97.3 Sq. Metres

