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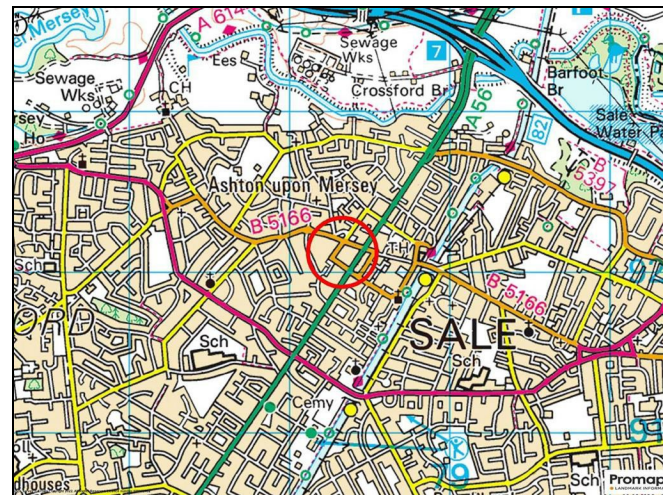


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, continue out of the one way system on School Rod and take a sharp right onto Sibson Road/B5166. At the traffic lights, go straight across Washway Road/A56 and straight onto Oaklands Drive. Continue to follow the one way system round onto Cranleigh Drive and 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 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.



INDEPENDENT ESTATE AGENTS

9 Cranleigh Drive Sale, Cheshire, M33 7NT



A LOVELY THREE BEDROOMED END TERRACE WHICH OFFERS GOOD SIZED ROOMS THROUGHOUT. NEUTRAL RE DECORATION AND RE CARPETING. DRIVEWAY PARKING. IDEAL LOCATION WITHIN AN EASY REACH OF THE TOWN CENTRE.

Hall. Lounge. Kitchen. Three Bedrooms. Shower Room. Enclosed rear Garden. NO CHAIN!

CONTACT SALE 0161 973 6688

£390,000

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in detail



The location could not be more convenient, being within the heart of the Town Centre, perfect for the Metrolink and several of the popular Schools.

In addition to the Accommodation, there is Driveway Parking and an enclosed rear Garden.

An internal viewing will reveal:

Entrance Hall having a uPVC double glazed front door. Additional, uPVC double glazed window to the side. Doors then open to the Lounge and Kitchen. A further smaller door provides access to a useful under stairs storage cupboard. Staircase rises to the First Floor. Useful Cloaks.

Lounge. A well-proportioned Reception Room having a uPVC double glazed bay window to the front elevation. There is a set of sliding Patio doors opening to the Garden. Fireplace feature to the chimney breast. Coved ceiling.

The Kitchen is fitted with a range of modern base and eye-level units with worktops over and inset, stainless steel sink unit. Built-in, stainless steel electric oven with four ring gas hob and stainless steel extractor hood over. Space and plumbing suitable for further freestanding appliances. Gas central heating boiler concealed within one of the cupboards. uPVC double glazed window to the rear elevation. Door opens to outside.

First Floor Landing having doors that open to the Three Bedrooms and Shower Room.

Bedroom One. An excellent-sized Double Bedroom having a uPVC double glazed window to the front elevation. Built-in wardrobes.

Bedroom Two. A good-sized Double Bedroom having a uPVC double glazed window to the rear elevation.

Bedroom Three. Still a good-sized Bedroom having a uPVC double glazed window to the rear elevation. Built-in storage cupboard.

The Shower Room is fitted with a suite comprising of: enclosed shower cubicle, low-level WC, sink unit. Opaque, uPVC double glazed window to the front elevation.

Outside to the front, the property is approached via a Driveway providing ample Parking.

To the rear, the property enjoys a lovely enclosed paved rear Garden.

A superb property offered For Sale with NO CHAIN!



Approx Gross Floor Area = 781 Sq. Feet
= 72.39 Sq. Metres

