



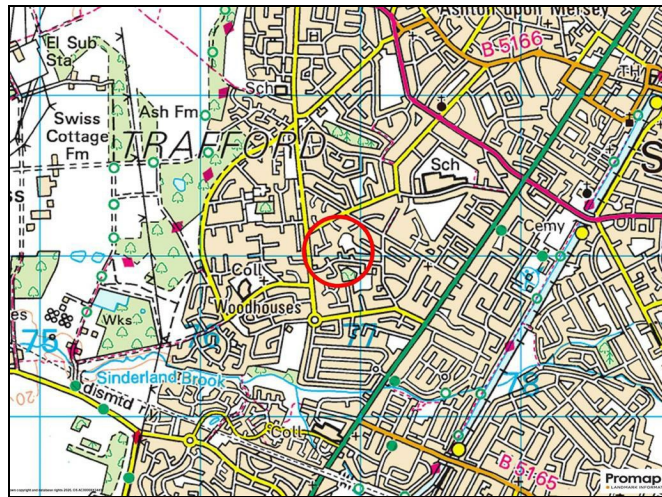
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INDEPENDENT ESTATE AGENTS

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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	81	England & Wales		EU Directive 2002/91/EC	70

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

5 Hexham Close

Sale, M33 4UZ



****NO CHAIN** A SUPERBLY PROPORTIONED, UPGRADED AND IMPROVED, FOUR BEDROOM DETACHED FAMILY HOME WHICH ENJOYS A FABULOUS LARGE GARDEN PLOT. LARGE DRIVEWAY AND DETACHED DOUBLE GARAGE. IDEAL CUL-DE-SAC PERFECT FOR LOCAL SCHOOLS AND SHOPS.**

Porch. Hall. WC. Three Reception Rooms. Breakfast Kitchen. Landing. Four Double Bedrooms. Bathroom. Double Garage. Large Driveway. Excellent sized lawned gardens.

CONTACT SALE 0161 973 6688

£695,000

in detail



A Superbly proportioned, upgraded and improved, Four Double Bedroomed Detached offering over 1500 sqft of accommodation.

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

Internally the property has good sized rooms throughout, neutral re decoration and modern kitchen and bathroom fittings.

In addition to the accommodation there is ample driveway parking, Detached Double garage and a superb large established private rear garden.

An Internal viewing will reveal:

Entrance Porch, having a uPVC double glazed front door with arched uPVC double glazed window to the side. Opaque, glazed inner door through to the Entrance Hallway.

Entrance Hall, having a staircase rising to the First Floor. Doors then provide access to the Lounge, Kitchen, Ground Floor WC and Family Room.

Family Room, having a uPVC double glazed window to the front elevation. Additional uPVC double glazed window to the side.

Ground Floor WC fitted with a low-level WC. Wall-hung wash hand basin. Opaque, uPVC double glazed window to the side elevation.

Lounge. An excellent-sized Reception Room, having a uPVC double glazed window to the front elevation. Glazed sliding doors through to the Dining Area.

Dining Area, having a virtually full height uPVC double glazed window and door opening out and providing views of the large rear Garden. Door through to the Kitchen.

The Kitchen is fitted with an extensive range of contemporary, gloss-finish, handleless base and eye-level units with worktops over and inset stainless steel sink unit with mixer tap. Built-in oven with four ring induction hob and extractor hood over. Integrated dishwasher. Space and plumbing suitable for a washing machine. Integrated fridge freezer. uPVC double glazed window to the rear elevation overlooking the Gardens and an opaque, uPVC double glazed door opens to outside.

First Floor Landing, having a large, opaque, uPVC double glazed window to the side elevation. Doors then open to the Four Bedrooms and Bathroom. Loft access point.

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

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the front elevation. Built-in wardrobes.



Bedroom Three, having a uPVC double glazed window to the front elevation. Built-in wardrobes.

Bedroom Four, having a uPVC double glazed window to the rear elevation overlooking the Gardens.

The Bathroom has been refitted with a contemporary white suite with chrome fittings, comprising of panelled bath with thermostatic shower over and large, oversized Drench showerhead, vanity sink unit and WC. Opaque, uPVC double glazed window to the side elevation. Inset spotlights to the ceiling. Wall-mounted, polished chrome towel rail radiator. Wall-mounted, Vaillant gas central heating boiler concealed within a cupboard.

