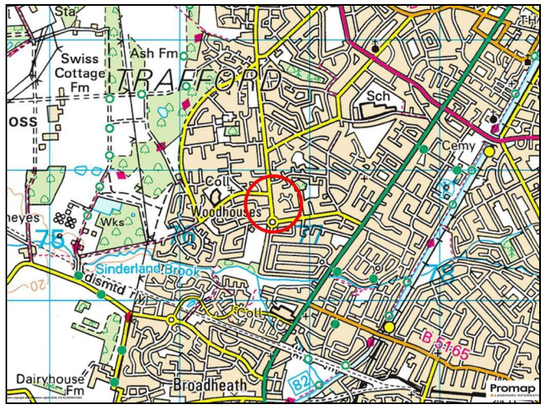
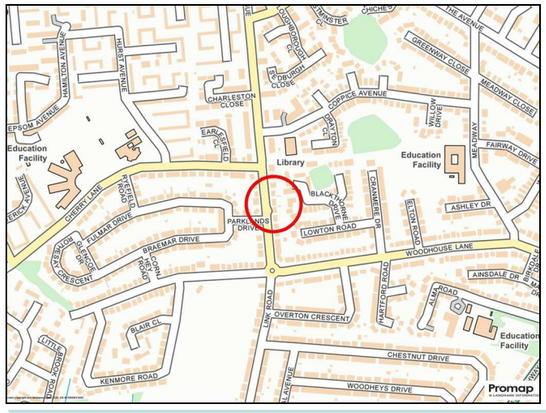
HALE OFFICE:
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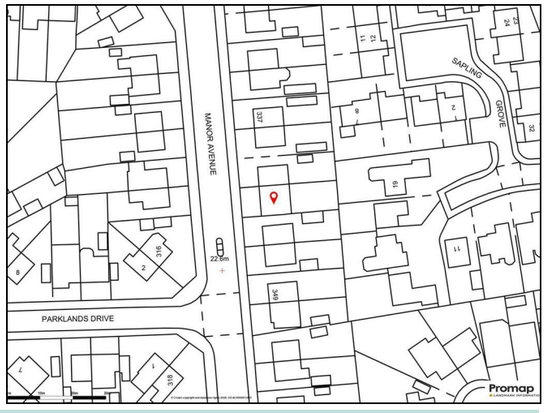
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location

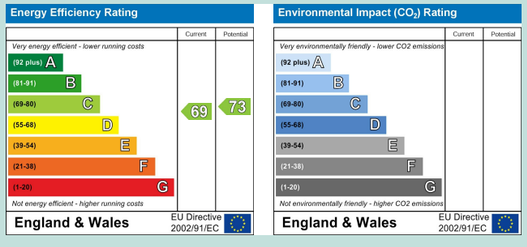






energy efficiency

In line with Government Legislation, we are now able to provide an
Energy Performance Certificate (EPC) rating (see table on the right)



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.

WATERSONS
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343 Manor Avenue

Sale, M33 4WD



*****BEST AND FINAL OFFERS TUESDAY 20TH OCTOBER BY 5PM*****

A FABULOUS, COMPREHENSIVELY EXTENDED AND UPGRADED, THREE DOUBLE BEDROOMED +TWO BATHROOMS, SEMI DETACHED WHICH ENJOYS A LOVELY POSITION CLOSE IN THIS POPULAR NEIGHBOURHOOD CLOSE TO SEVERAL SCHOOLS. THREE RECEPTION ROOMS. DRIVEWAY + ENLCOSED GARDEN.

Porch. Hall. Lounge. Dining Room. Playroom/Study. Extended Breakfast Kitchen. Utility. Three Dbl Bedrooms. Bathroom. Additional Shower Room. Enclosed Gardens. Driveway parking.

CONTACT SALE 0161 973 6688

Offers Over £500,000

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in detail









BEST AND FINAL OFFERS TUESDAY 20TH OCTOBER BY 5PM

A fabulous, comprehensively extended and upgraded, Three Bedroomed Semi-Detached which offers over 1400 sqft of Accommodation.

The location is always popular being within an easy reach of several of the Local Schools including Ashton on Mersey.

Internally there are Contemporary Kitchen and Bathroom fittings, neutral re decoration and replacement floorcoverings.

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

An internal viewing will reveal:

Entrance Hall. Having a uPVC double glazed front door. Spindle staircase rises to the first floor. Doors then provide access to the Dining Room, Family Room, Playroom and Breakfast Kitchen.





Family Room. An excellent sized reception room having a uPVC double glazed window to the rear elevation overlooking the Gardens. Attractive fireplace feature to the chimney breast.

Dining Room. Another good reception room having a uPVC double glazed bay window to the front elevation. Cast iron fireplace feature to the chimney breast.

Playroom/Study. Another useful third reception room having a uPVC double glazed deep sill bay window to the front elevation.



Breakfast Kitchen. Fitted with an extensive range of modern base and eye level units with worktops over and inset sink unit with mixer tap. Built in stainless steel electric oven with integrated microwave oven above. Four ring hob and ceiling mounted extractor hood over. Integrated dishwasher. Ample space for an American style fridge freezer. There is then a set of uPVC double glazed French doors opening out to the rear garden. Skylight velux window. Door to the utility room.

Utility Room. Having a fitted worktop with space suitable for a washing machine and dryer. Opaque uPVC double glazed window to the side elevation. Tiled floor.

First Floor Landing. Having a spindle balustrade to return the staircase opening. Doors then provide access to the Three Double Bedrooms, Bathroom and Additional Shower Room.

Bedroom One. An excellent sized double room having a uPVC double glazed bay window to the front elevation. Built in modern wardrobes to one wall. Inset spotlights to the ceiling.







Bedroom Two. Another good double room having a uPVC double glazed window to the rear elevation overlooking the Gardens. Large loft access point.

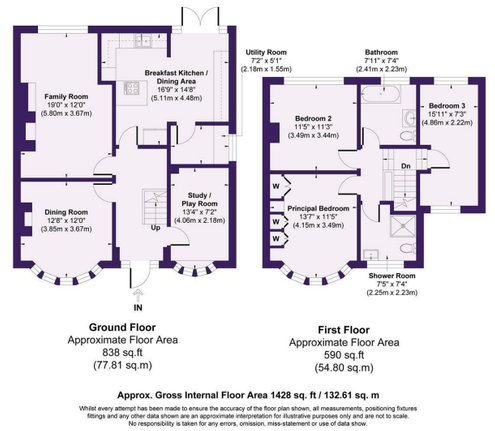
Bedroom Three. Another double room having a uPVC double glazed window to the front and rear elevation.

Bathroom. Fitted with a contemporary white suite with chrome fittings comprising of shaped panelled bath with thermostatic shower and fitted glass shower screen. Wall hung vanity sink unit. Enclosed cistern WC. Opaque uPVC double glazed window to the rear elevation. Inset spotlights to the ceiling.

Shower Room. Fitted with a suite comprising of enclosed shower cubicle with electric shower over. Wall hung vanity sink unit. WC. Wall mounted towel rail radiator. uPVC double glazed window to the front elevation.

Outside to the front of the property is approached by a block paved gated driveway providing ample off street parking. To the rear enjoys a lovely enclosed garden with large patio area leading onto the area of lawn with borders surrounding.

A superb family home!



Approx. Gross Internal Floor Area 1428 sq. ft / 132.61 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

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