



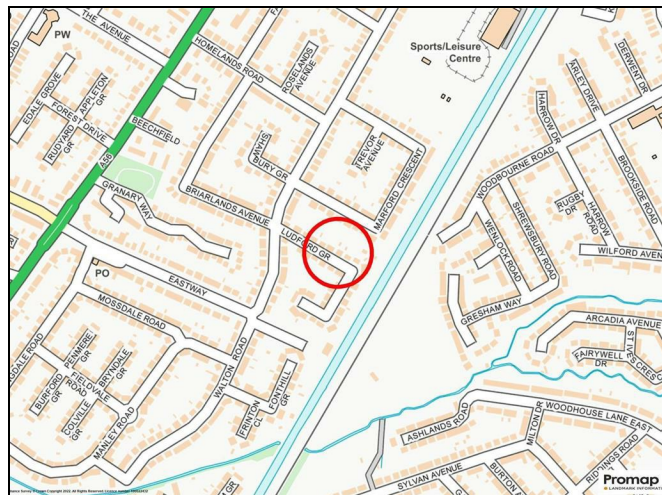
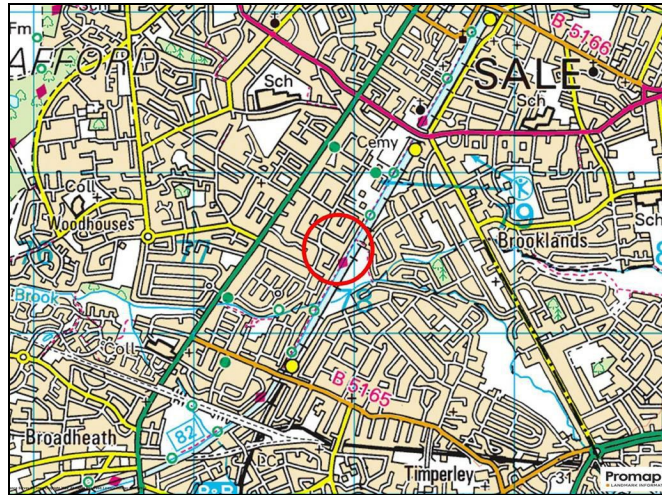
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INDEPENDENT ESTATE AGENTS

## 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			
(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.



INDEPENDENT ESTATE AGENTS

## 21 Ludford Grove

Sale, Greater Manchester, M33 4DP



**AN EXCELLENT SIZED THREE BEDROOMED SEMI DETACHED WHICH ENJOYS A GOOD SIZED REAR GARDEN. POPULAR CUL DE SAC PERFECT FOR SCHOOLS/WALTON PARK.**

**Hall. WC. Dining Room. Lounge. Conservatory. 20' Kitchen. Three Bedrooms. Shower Room. Ample Driveway Parking. Large Garage. Superb Gardens.**

**CONTACT SALE 0161 973 6688**

**£435,000**

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A well-proportioned, Three Bedroomed Semi-Detached which offers excellent Family Accommodation.

The location is ideal, being on a popular cul de sac close to several of the popular schools including Tyntesfield and has the lovely open space of Walton Park just around the corner.

In addition to the Accommodation, there is ample Driveway Parking, Large Garage and an excellent-sized rear garden.

An internal viewing will reveal:

Entrance Porch, having a uPVC double glazed front door. Step-up to an opaque uPVC double glazed inner door through to the Entrance Hallway.

Entrance Hall. Panelled doors open to the Lounge, Dining Room, Kitchen and WC. Staircase rising to the first floor.

Dining room. A good-sized Reception Room, having a uPVC double bay window to the front elevation. Picture rail surround. Double doors open to the Lounge.

Lounge. Another well-proportioned Reception Room, having a set of sliding patio doors opening to the conservatory. Attractive fireplace feature to the chimney breast.

Conservatory, having a set of uPVC double glazed French doors to the garden. Tiled floor.

Kitchen. Fitted with a range of base and eye-level units with worktops over and inset stainless steel sink unit with mixer tap. Electric oven with four ring induction hob. Ample space for a range of freestanding appliances. Wall-mounted gas central heating boiler. UPVC double glazed windows to the rear and side elevation. UPVC double glazed door opens to the side.

First Floor Landing. UPVC double glazed window to the Half Landing. Doors then open to the Three Bedrooms and Shower room.

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

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the rear elevation providing views over the Garden.

Bedroom Three, having a uPVC double glazed window to the front.

Bathroom. Low level WC with shower attachment over. Sink unit with storage cupboards below. Opaque, uPVC double glazed windows to the side and rear elevation.



Outside to the front, the property is approached via a Driveway which continues down the side and via a gate leads to the rear leading to the Gardens and Garage.

To the rear, the property enjoys a good-sized established Garden, having a paved Patio Area leading onto the main area of lawn with well-established borders surrounding.

Consistently popular houses! No Chain!

- Leasehold - 999 years, 912 years left ends 2937
- Council Tax band D



Approx Gross Floor Area = 1020 Sq. Feet  
= 94.55 Sq. Metres

