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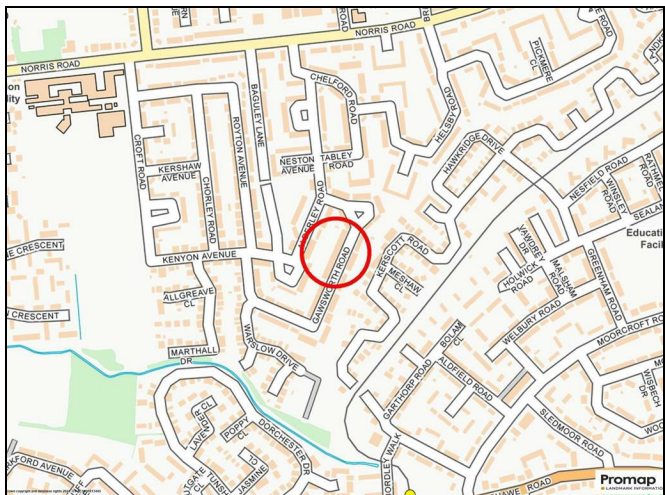


INDEPENDENT ESTATE AGENTS

location



Head east on School Rd/B5166 towards Hayfield St and turn left onto Sibson Rd/B5166. Turn right onto School Rd/B5166 and continue on Derbyshire Rd. Turn right onto Derbyshire Rd and go through 1 roundabout. At the roundabout, take the 4th exit onto Norris Rd. Turn right onto Alderley Rd and stay right to stay on Alderley Rd. Turn left onto Gawsworth Rd and stay right to stay on Gawsworth Rd and the property will be on the right



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 that 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

18 Gawsworth Road

Sale, M33 2UY



AN EXCELLENT SIZED THREE BEDROOMED FAMILY HOME WHICH ENJOYS A SUPERB ESTABLISHED REAR GARDEN AND DRIVEWAY PARKING. POPULAR NEIGHBOURHOOD.

Hall. Lounge. Dining Room. Kitchen. Three Bedrooms. Bathroom. Excellent Gardens and driveway parking. Useful storage outhouse/utility.

CONTACT SALE 0161 973 6688

£290,000



An excellent-sized, Three Bedroomed, double-fronted Terrace located within this popular neighbourhood.

In addition to the Accommodation, there is Driveway Parking and a good-sized, established rear Garden.

This is a popular location close to Local Shops, Schools and within an easy reach of the Metrolink on Sale Road.

An internal viewing will reveal:

Entrance Hall. Having an opaque glazed uPVC double glazed front door. Panelled doors then provide access to the Lounge and Dining Room. Staircase rises to the First Floor.

Lounge. A well proportioned reception room having a uPVC double glazed window to the front elevation with an open fire to the chimney breast.

Dining Room. Another good sized reception room having a uPVC double glazed window to the front elevation. Opening into the Kitchen.

Kitchen. Fitted with a range of modern base style of units with worktops over and inset one and a half bowl sink unit with mixer tap. Built in electric oven with four ring gas hob and extractor hood over. Space for a tall fridge freezer. uPVC double glazed window to the rear elevation providing views over the Gardens. Door opens to useful downstairs storage cupboard.

First Floor Landing. Having a uPVC double glazed window to the rear elevation. Doors then provide access to the Three Bedrooms, Bathroom and Separate WC. Loft Access Point with pull down ladder.

Bedroom One. A well proportioned double bedroom having a uPVC double glazed window to the front elevation.

Bedroom Two. Another good double room having a uPVC double glazed window to the front elevation. Built in wardrobe.

Bedroom Three. Having a uPVC double glazed window to the rear elevation overlooking the Garden. Built in wardrobe cupboard which also



houses the gas central heating boiler.

Bathroom. Fitted with a suite comprising of corner panelled bath with electric shower over. Wash hand basin. Opaque uPVC double glazed window to the rear elevation.

Externally there are really useful storage outhouses, one being used as a Utility space.

The Gardens are a lovely feature of the property, being of an excellent size, mostly laid to lawn with established borders and patio.

Always popular family houses!



Approx Gross Floor Area = 950 Sq. Feet
= 88.3 Sq. Metres

