



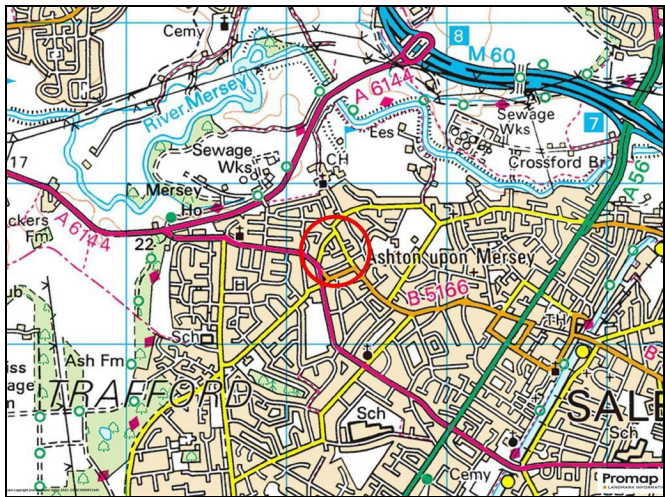
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INDEPENDENT ESTATE AGENTS

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 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 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

INDEPENDENT ESTATE AGENTS

10 Farmfield
Sale, M33 5PW



AN IMPRESSIVE, COMPREHENSIVELY UPGRADED, THREE BEDROOMED FAMILY HOME. POPULAR CUL DE SAC PERFECT FOR ASHTON ON MERSEY VILLAGE + SCHOOLS. CONTEMPORARY KITCHEN AND BATHROOM FITTINGS. DRIVEWAY PARKING. ENCLOSED REAR GARDEN

Hall. Lounge. Excellent sized Dining Kitchen. Three Bedrooms. Bathroom. Driveway. Superb Gardens.

CONTACT SALE 0161 973 6688

£375,000

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in detail



An impressive, comprehensively upgraded and improved, Three Bedroomed Family Home which offers excellent-sized rooms throughout.

The property is ideally placed on this popular cul de sac perfect for Ashton on Mersey Village and several of the Local Schools.

There have been numerous improvements throughout including re fitted kitchen and bathroom, re plastering and neutral re decoration.

In addition to the accommodation there is ample driveway parking and a lovely enclosed rear garden.

An internal viewing will reveal:

Entrance Hall. Having a leaded composite front door. Further door to the Lounge, staircase rising to the First Floor. Useful built in cloaks cupboard.

Lounge. A superb large reception room having a uPVC double glazed window to the front elevation. Raised inset fireplace to the chimney breast. Inset spotlight to the ceiling. Door opens to useful understairs storage cupboard and a further door to the Dining Kitchen.

Dining Kitchen. Refitted with an extensive range of gloss and handleless base and eye level units with worktops over and inset one and a half bowl sink unit with mixer tap. Build in double oven with four ring gas hob and extractor hood over. Integrated dishwasher. Space and plumbing suitable for a washing machine. uPVC double glazed French doors open to the rear garden. Inset spotlights to the ceiling.

First Floor Landing. Having a spindled balustrade to return the staircase opening. Opaque uPVC double glazed window to the side elevation. Doors then provide access to Three Bedrooms and Bathroom.

Bedroom One. An excellent sized double room having a uPVC double glazed window to the front elevation.

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

Bedroom Three. Having a uPVC double glazed window to the front elevation.

Bathroom. Refitted with a contemporary white suite with chrome fittings comprising of shaped panelled bath with thermostatic shower over and



fitted 'Crittall design' glass shower screen. Enclosed system WC. Vanity sink unit. Tiled floor. Tiled walls. Opaque uPVC double glazed window to the rear elevation. Wall mounted heated towel rail radiator.

Outside the property is approached via a Driveway providing ample off street parking. To the rear, the property enjoys a lovely enclosed garden mostly laid to lawn with established laurel hedging along one side and the rear.

Such a convenient place to live!

