



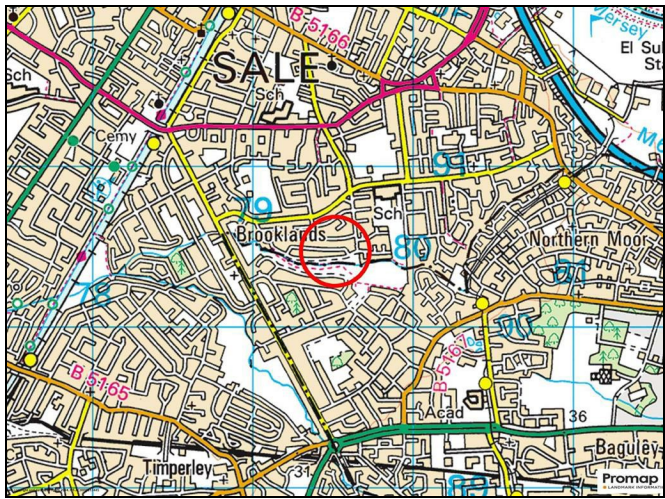
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INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale office, proceed on School Rd/B5166 then turn left onto Sibson Rd/B5166. Turn right onto Derbyshire Rd and through 2 roundabouts. Derbyshire Rd turns right and becomes Dalebrook Rd and turn right onto Newlyn Dr. The property will be on the left



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.

www.watersons.net



WATERSONS

INDEPENDENT ESTATE AGENTS

56 Newlyn Drive

Sale, M33 3LE



****NO CHAIN - LOOKING FOR A PROJECT !** A GOOD SIZED THREE BEDROOMED SEMI DETACHED WHICH ENJOYS A LOVELY SOUTH FACING PRIVATE REAR GARDEN. SOME GENERAL UPDATING REQUIRED. GREAT LOCATION FOR SCHOOLS INC BROOKLANDS.**

Hall. Large Lounge. Morning Room. Kitchen. Three Bedrooms. Bathroom. Driveway Parking. Garage. Established gardens. NO CHAIN!

CONTACT SALE 0161 973 6688

Offers Over £295,000

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in detail



A good-sized, Three Bedroomed Semi-Detached which enjoys a lovely established private rear Garden.

The location is always popular and is ideal for the Local Schools including Brooklands Primary.

The property offers great scope for some general updating but has clearly been a well-kept Family Home.

In addition to the Accommodation there is Driveway Parking, Detached Garage and lovely established rear Garden.

An internal viewing will reveal:

Recessed Porch having a glazed door to the hallway.

Entrance Hallway having doors through to the Lounge and Morning Room. Staircase rising to the First Floor. Built-in storage cupboard housing the meters.

Lounge. A well-proportioned Reception Room having a wide-angled bay window to the front elevation. Additional window to the rear providing lovely views over the Garden. Coved ceiling.

Morning Room having a uPVC double glazed window to the side elevation. Door opens to useful under stairs storage cupboard and a further door opens into the Kitchen.

Kitchen fitted with a range of units with worktops over and inset stainless steel sink unit. Ample space for freestanding appliances. UPVC double glazed window to the rear elevation providing lovely views over the Garden. Door opens to outside. Wall mounted gas central heating boiler.

First Floor Landing having an opaque uPVC double glazed window to the Half Landing. Doors then open to the Three Bedrooms, Bathroom and Separate WC. Loft access point.

Bedroom One. A good-sized Double Bedroom having an angled bay window to the front elevation. Built in wardrobes.

Bedroom Two. Another good-sized Bedroom having a window to the rear elevation which provides lovely views over the Garden.

Bedroom Three having a window to the front elevation. Built-in wardrobe cupboards.

Bathroom. Fitted with a suite comprising of: bath, pedestal wash hand basin. Built-in



storage cupboards housing the water tank. Part-tiled walls. Opaque window to the rear elevation.

Separate WC fitted with a low-level WC. Opaque window to the side elevation.

Outside to the front, the property is approached via a Driveway providing ample Off Street Parking, this continues down the side leading to the gardens and Detached Garage.

To the rear the property enjoys a lovely well established south facing Garden.

Always popular houses!

Approx Gross Floor Area = 794 Sq. Feet
= 73.8 Sq. Metres

