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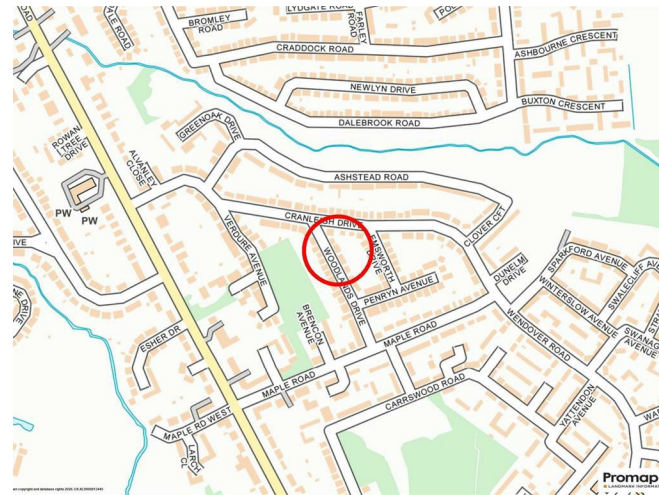
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INDEPENDENT ESTATE AGENTS

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.

www.watersons.net



WATERSONS

INDEPENDENT ESTATE AGENTS

5 Woodlands Drive

Sale, Greater Manchester, M33 3PQ



NO CHAIN A SUPERBLY PROPORTIONED THREE BEDROOMED SEMI DETACHED WHICH OFFERS EXCELLENT SIZED ACCOMMODATION. SUPERB LARGE PRIVATE REAR GARDEN. CLOSE TO SHOPS AND LOCAL SCHOOLS. AMPLE DRIVEWAY PARKING AND GARAGE.

HALL. DINING ROOM. 16' LOUNGE. 19' KITCHEN. THREE BEDROOMS. BATHROOM. AMPLE PARKING. DETACHED GARAGE. GREAT GARDENS.

CONTACT SALE 0161 973 6688

£425,000

www.watersons.net

in detail



A Superbly proportioned Three Bedroomed Semi-Detached which offers excellent-sized rooms throughout.

The location is popular being close to the Local Shops and several of the Local Schools.

In addition to the accommodation there is ample Driveway Parking, Detached Garage and a superb large established garden.

An internal viewing will reveal:

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

Entrance Hall. Having a spindled staircase rising to the First Floor. Coved ceiling. Doors then provide access to the Lounge, Dining Room, Breakfast Kitchen and Ground Floor WC.

Ground Floor WC fitted with a low-level WC. Wall-hung wash hand basin. Opaque, double glazed window to the side elevation.

Dining Room. A well-proportioned Reception Room having a double glazed bay window to the front elevation.



Lounge. An extended good sized reception room having a set of UPVC double glazed, sliding patio doors opening out onto the rear Garden. Additional UPVC double glazed window to the side. Coved ceiling.

Breakfast Kitchen. Fitted with an range of base and eye-level units with woodblock worktops over and inset one-and-a-half bowl white ceramic sink unit with mixer tap. Built-in, 'Bosch' electric double oven with matching four ring induction hob above and extractor hood over. Ample space for additional appliances. Two double glazed windows to the side elevation and double glazed window to the rear overlooking the Gardens. Opaque, double glazed door provides access to outside. Wall-mounted, 'Worcester' gas central heating boiler. Inset spotlights to the ceiling.

First Floor Landing. Having a spindled balustrade to the return of the staircase opening. Opaque, double glazed window to the half landing. Doors then provide access to the Three Bedrooms and Bathroom. Large loft access point.

Bedroom One. An excellent sized double bedroom having a double glazed bay window to the front elevation. Picture rail surround.

Bedroom Two. Another good double bedroom having a double glazed window to the rear elevation providing views over the Garden. Picture rail surround.

Bedroom Three. Having a double glazed window to the front elevation. Built-in shelving above the stairwell.



Bathroom. Fitted with a suite comprising of shaped panelled bath with thermostatic shower over and curved glass shower screen. Low level WC. Wash hand basin, Wall-mounted, heated chrome towel rail radiator. Part-tiled walls. Tiled floor. Two, opaque double glazed windows to the side elevation. Inset spotlights to the ceiling.

Outside to the front, the property is approached via a paved Driveway providing ample Off Street Parking. This continues down the side of the property and to the Detached Garage.

To the rear, the Gardens are of an excellent-size and really private. They are mostly laid to lawn with established borders surrounding and paved patio area. Plenty of mature shrubs and trees at the back of the Garden providing excellent screening.

No Chain!

