



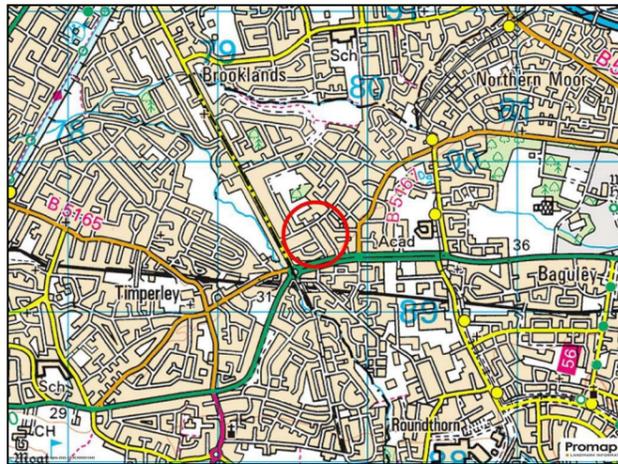
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INDEPENDENT ESTATE AGENTS

# 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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		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 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

# 3 Goodwood Avenue Manchester, M23 9JQ



**A SUPERBLY PROPORTIONED THREE BEDROOMED DETACHED WHICH ENJOYS A LOVELY PRIVATE REAR GARDEN. EXCELLENT SIZED ROOMS THROUGHOUT. DRIVEWAY PARKING AND GARAGE.**

**Hall. WC. Lounge. Dining room. Kitchen. Three good sized Bedrooms. Bathroom. Ample Parking. Excellent-sized Private rear Garden. A SUPER FAMILY HOME!**

**CONTACT SALE 0161 973 6688**

**£475,000**

# in detail



A superbly proportioned Three Bedroomed Detached which offers over 1200 sqft of Accommodation.

The property has an immaculate interior, neutral re-decoration throughout, modern Kitchen and Bathroom fittings and an oak and glass balustrade staircase.

In addition to the Accommodation, there is ample Driveway Parking, Integral Garage and an excellent-sized, Private rear Garden.

This popular location is close to several of the Local Schools and within an easy reach of Sale and Timperley.

An internal viewing will reveal:

Entrance Porch. Having an opaque uPVC double glazed front door. Double glazed opaque inner door through to the Entrance Hallway.

Entrance Hall. Having a glass and oak balustrade staircase rising to the First Floor. Contemporary glazed oak doors provide access to the Lounge and Kitchen. Further door provides access to the Ground Floor WC.

Ground Floor WC. Fitted with a low level WC. Wash hand basin. Opaque uPVC double glazed window to the front elevation. Tiled floor.

Lounge. A superb large reception room having an oversized uPVC double glazed window to the front elevation. Coved ceiling. Inset spotlights. Large opening to the Dining Area.

Dining Room. Having a set of uPVC double glazed French doors opening to the rear Garden. Coved ceiling. Inset spotlights. Glazed oak sliding doors to the Kitchen.

Kitchen. Fitted with a range of base and eye level units with worktops over and with inset stainless steel sink unit with mixer tap. Built in oven with four ring gas hob and extractor hood over. uPVC double glazed window to the rear elevation providing views over the Garden. Wall mounted Worcester gas central heating boiler. Integrated fridge. Door opens to useful understairs storage cupboard and glazed door opens to the Side Hallway.

Side Hallway with an opaque double glazed door opening to outside. Two doors provide access to useful storage cupboards, one used as a Utility having plumbing for a washing machine. Tiled floor. Further door provides access to the Integral Garage.

Integral Garage. Having a metal up and over door to the front. Opaque uPVC double glazed window to the side elevation

First Floor Landing. Having a glass and oak balustrade to return the staircase



opening. uPVC double glazed windows to the rear elevation providing views over the Garden. Doors then open to the Three Bedrooms and Bathroom. Loft access point.

Bedroom One. A well proportioned double bedroom having two uPVC double glazed windows to the front elevation. Built in wardrobes with sliding doors to one wall. Inset spotlights to the ceiling.

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

Bedroom Three. Still a good double room having a uPVC double glazed window to the rear elevation.

Bathroom. Fitted with a suite comprising of deep panelled bath with thermostatic shower over and fitted glass shower screen. Wash hand basin. WC. Wall mounted polished chrome towel rail radiator. Two opaque uPVC double glazed windows to the rear elevation. Tiled floor.

Outside there is driveway parking to the front.

To the rear there is a good sized private lawned garden with established shrubs surrounding.

Great space on offer with a garden to match!

