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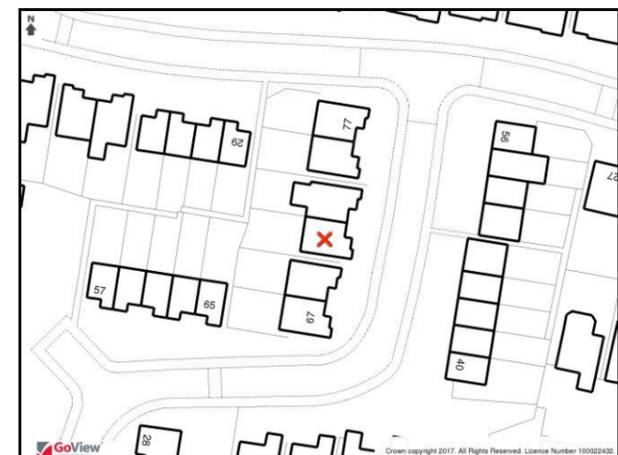


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, continue out of the one way system on School Road and take a sharp right onto Sibson Road. At the traffic lights turn left onto Washway Road and continue along for some time. At the next set of traffic lights turn left onto Marsland Road and continue along. At the Brooklands Metrolink Station turn right at the lights onto Brooklands Road and proceed along for its entirety. At the bottom of Brooklands Road take the 1st exit at the roundabout onto Altrincham Road and proceed along for some time. Turn right onto Hall Lane and then after half a mile go through 1 roundabout. Turn left onto Porlock Road and after a short distance Porlock Road turn left and becomes Rissington Avenue. The property will be found on the right hand side.



INDEPENDENT ESTATE AGENTS

71 Rissington Avenue Manchester, M23 1LN



A SUPERBLY PRESENTED THREE BEDROOMED MODERN SEMI DETACHED LOCATED ON THIS ESTABLISHED POPULAR DEVELOPMENT. LOVELY PRIVATE REAR GARDEN, DRIVEWAY AND GARAGE. CLOSE TO METROLINK.

Hall. WC. Lounge. Dining Kitchen. Three Beds. Re fitted Bathroom. Great garden. Energy Rating: C

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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 Rating		Current	Potential
Very energy efficient – lower running costs	A			Very environmentally friendly – lower CO2 emissions	A		
	B				B		
	C				C		
	D				D	65	71
	E				E		
	F				F		
	G			Not environmentally friendly – higher CO2 emissions	G		
Not energy efficient – higher running costs							
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.				The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.			

“ An immaculate Family Home! ”

Offers Over: £185,000

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.

in detail



A superbly-presented, Three Bedroomed modern Semi-Detached located on this established, popular Development.
 The property enjoys neutral re-decoration, modern Kitchen and Bathroom fittings and UPVC double glazing.
 In addition to the accommodation there is Driveway Parking, Garage and lovely, established rear Garden.



The location is very convenient being close to the new Metrolink Tram Stop and access to the Motorway Network.

An internal viewing will reveal:

The accommodation

Entrance Hall, having a double glazed front door. Inner door opens to the Lounge.

18'9"(max) x 10'10" Lounge. A lovely, good-sized Reception Room having a UPVC double glazed window to the front elevation. Spindled staircase rises to the First Floor. Door to the Breakfast Kitchen. Further door opens to a useful understairs storage cupboard.

11'4" x 8'11" Breakfast Kitchen. A well-proportioned room with space for a table, the Kitchen is fitted with an extensive range of modern base and eye-level units with worktops over and inset one-and-a-half bowl stainless steel sink unit with mixer tap. Built-in, stainless steel fronted electric oven with four ring gas hob and extractor hood over. Ample space for a range of freestanding appliances. UPVC double glazed window to the rear overlooking the Garden. Door to the rear Hallway.

Rear Hallway having door to the WC and further door opens to the Garden.

To the First Floor there are Three Bedrooms and Bathroom.

13'3" x 12'1" Bedroom One. A good-sized Double Bedroom having a UPVC double glazed window to the front.

11'7" x 6'6" Bedroom Two having a UPVC double glazed window to the front.

10' x 9'3" Bedroom Three. A larger-than-average Third Bedroom having a UPVC double glazed window to the rear overlooking the Garden.

The Bathroom is re-fitted with a contemporary white suite with chrome fittings comprising of: 'P' shaped panelled bath with shower over, low level WC, wall-hung wash hand basin. Part-tiled walls. Opaque, UPVC double glazed window to the rear.

Outside

Outside to the front, there is a Driveway providing ample Off Street Parking which leads to the 17' Garage.

To the rear there is a lovely, broadly west facing, established rear Garden.

An immaculate Family Home!



Approx Gross Floor Area = 957 Sq. Feet
 = 88.71 Sq. Metres

