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INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, continue out of the one way system on School Road turning right onto Sibson Road. At the traffic lights turn left onto Washway Road and continue along for some time. Eventually, turn right onto Woodhouse Lane and proceed along until you get to the 1st roundabout. Take the 3rd exit onto Manor Avenue and continue to the next roundabout where you should take the 1st exit onto Cherry Lane. Continue onto Woodhouse Lane for a short period of time and then turn left into Newgate Road. Take the 1st right into Chester Avenue and the property will be found on the left hand side.



INDEPENDENT ESTATE AGENTS

49 Chester Avenue Sale, M33 4NS



A STYLISH TWO BEDROOMED SEMI DETACHED LOCATED ON THIS EVER POPULAR DEVELOPMENT. MODERN INTERIOR, RE FITTED KITCHEN AND EXCELLENT SIZED GARDEN.

Porch. Lounge. Breakfast Kitchen. Two Bedrooms. Bathroom. Lovely Gardens. Ample Driveway Parking. Energy Rating: D

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	A		82
B			
C			
D			
E		59	
F			
G			
Not energy efficient – higher running costs			
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.

Environmental Impact Rating		Current	Potential
Very environmentally friendly – lower CO2 emissions	A		78
B			
C			
D			
E			
F			
G			
Not environmentally friendly – higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	

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.

“ Always popular houses! ”

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.

£194,950



A stylish Two Bedroomed Semi-Detached which is ideally situated within this ever popular neighbourhood.

Internally the property benefits from neutral re-decoration, UPVC double glazing, modern Kitchen and Bathroom fittings



In addition to the accommodation there is ample Driveway Parking and an enclosed rear Garden.

An internal viewing will reveal:

The accommodation

Entrance Porch having a UPVC double glazed front door. Opaque, UPVC double glazed window to the front. Glazed, panelled door through to the Lounge.

17'5" x 12'11" Lounge. A superb, large Reception Room having a UPVC double glazed window to the front. Spindled staircase rises to the First Floor. Glazed panelled door through to the Kitchen.

12'10" x 8'10" Breakfast Kitchen. The Kitchen has recently been re-fitted with a range of modern white gloss fronted base and eye-level units with worktops over with inset one-and-a-half stainless steel sink unit with mixer tap. Built-in, stainless steel fronted electric oven with four ring hob and stainless steel extractor hood over. Ample space for a range of freestanding appliances. UPVC double glazed window to the rear elevation overlooking the Gardens and a UPVC double glazed door provides access to the rear.

First Floor Landing having doors providing access to the Two Bedrooms and Bathroom.

12'11" x 9'5" Bedroom One. A superb Double Bedroom having a UPVC double glazed window to the front elevation.

12'11" x 9' Bedroom Two. Another good-sized Bedroom having a UPVC double glazed window to the rear elevation overlooking the Gardens.

The Bathroom is re-fitted with a modern white suite with chrome fittings comprising of: shaped panelled bath with thermostatic shower over and fitted glass shower screen, pedestal wash hand basin, low-level WC. Opaque, UPVC double glazed window to the side elevation. Wall-mounted, heated towel rail. Ceramic tiled walls. Tiled floor.

Outside

Outside to the front, the property is approached via a paved Driveway which provides ample Off Street Parking which continues down the side of the property

There is a lovely, enclosed broadly east facing rear Garden mostly laid to lawn with established borders.

Always popular houses!



Approx Gross Floor Area = 731 Sq. Feet
= 67.76 Sq. Metres

