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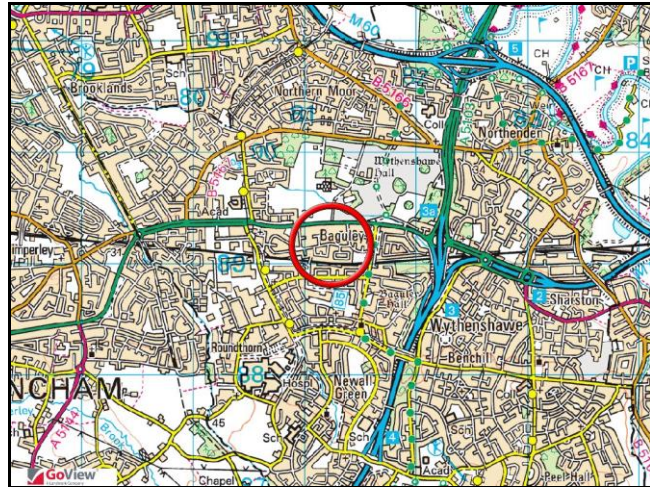
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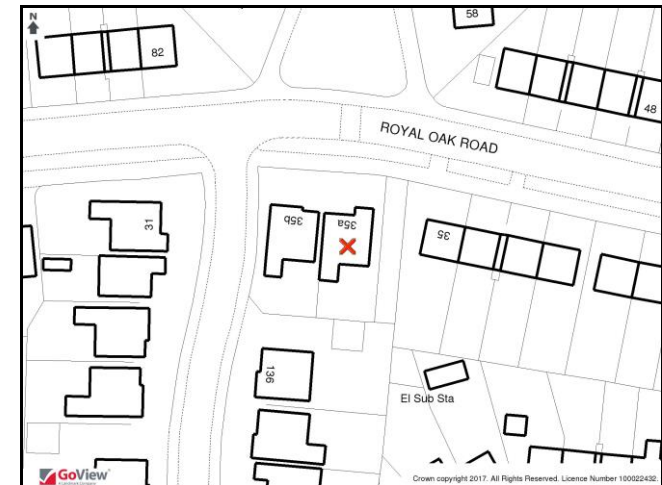
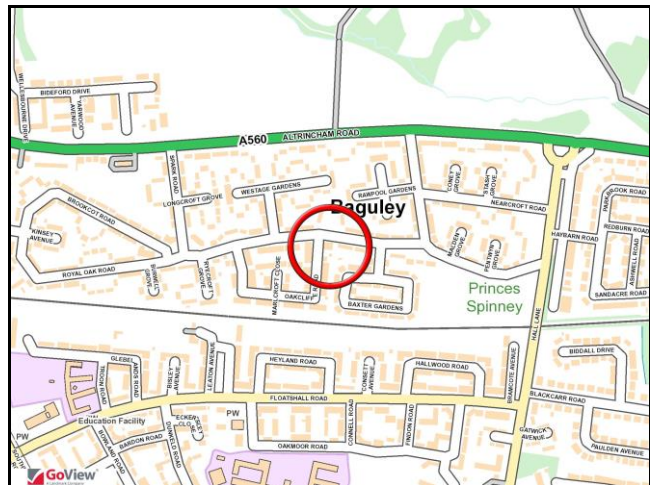


INDEPENDENT ESTATE AGENTS

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. At the next set of traffic lights turn left onto Marsland Road and continue along until you reach the Brooklands Metrolink Station on the right hand side. At the traffic lights in front turn right onto Brooklands Road and continue along to the bottom. At the roundabout take the 1st exit onto Altrincham Road and then turn right onto Spark Road. At the next roundabout take the 1st exit onto Royal Oak Road. The property will be found on the right hand side.



35a Royal Oak Road Manchester, M23 1BE



A SUPERB FOUR BEDROOMED MODERN DETACHED WHICH OFFERS AN EXCELLENT AMOUNT OF FAMILY ACCOMMODATION. LOVELY GARDENS. CONSERVATORY EXTENSION.

Hall. WC. Lounge. Dining Room. Conservatory. Breakfast Kitchen. Four Bedrooms. Two Bath/Shower, One En Suite. Lovely enclosed lawned Garden. NO CHAIN! Energy Rating: C

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				Very environmentally friendly – lower CO2 emissions			
A	(92-100)			A	(81-100)		
B	(81-91)			B	(69-80)		
C	(69-80)			C	(55-68)		
D	(55-68)			D	(41-54)		
E	(39-54)			E	(21-40)		
F	(21-38)			F	(1-20)		
G	(1-20)			G	(1-20)		
Not energy efficient – higher running costs				Not environmentally friendly – higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		71	71			69	69

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.

“ Great value for the space on offer! ”

£265,000

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.



A superb, Four Bedroomed modern Detached Family Home which offers over 1400 sqft of family accommodation.

The property forms part of a modern Development which is ideally placed for the new Metrolink stations and access to the Motorway Network.

In addition to the accommodation there is Driveway Parking, Garage and enclosed rear Garden.



An internal viewing will reveal:

The accommodation

Entrance Hall having an opaque, UPVC double glazed front door. Coved ceiling. spindled staircase rises to the First Floor with useful understairs storage cupboard. Doors open to the Lounge, Kitchen and Ground Floor WC.

Ground Floor WC fitted with a low-level WC with push button flush. Pedestal wash hand basin. Opaque, UPVC double glazed window to the side. Tiled floor.

15'10" x 10'10" Lounge. A wonderful, large Reception Room having a deep-sill, angled UPVC double glazed bay window to the front elevation. Coved ceiling. Glazed double doors open to the Dining Room.

10' x 9'2" Dining Room. Another good-sized room having a set of UPVC double glazed French doors opening up into the Conservatory. Coved ceiling.

8'10" x 8'1" Conservatory. A useful addition to the property having UPVC double glazed windows to Three elevations and a set of UPVC double glazed doors opening into the Garden.

16'3" x 9'10" (max) Kitchen. An excellent-sized Kitchen fitted with an extensive range of modern, white high-gloss base and eye-level units with chrome T-bar handles and worktops over with inset one-and-a-half bowl stainless steel sink unit with mixer tap. Ample space for a range of freestanding appliances. Built-in, stainless steel fronted electric oven with four ring gas hob and extractor over. UPVC double glazed window to the rear elevation overlooking the Gardens and an opaque, UPVC double glazed door opens to the rear. Tiled floor.

First Floor Landing having doors opening to the Four Bedrooms and Family Bathroom. Loft access point.

14' x 11'6" Bedroom One. A well-proportioned Double Bedroom having a UPVC double glazed window to the front elevation. Modern, contemporary built-in wardrobe cupboards to One wall. Door through to the En Suite Shower Room.

The En Suite Shower Room is fitted with a suite comprising of: enclosed shower cubicle with thermostatic shower, low-level WC, pedestal wash hand basin. Opaque, UPVC double glazed window to the front elevation. Tiled floor. Part-tiled walls.

12'1" x 8'8" Bedroom Two. Another good-sized Bedroom having a UPVC double glazed window to the rear elevation overlooking the Gardens. Modern, built-in wardrobe cupboards.

4'7" x 8'5" Bedroom Three having a UPVC double glazed window to the front elevation. Built-in wardrobe cupboards.



8'9" x 8'8" Bedroom Four having a UPVC double glazed window to the rear elevation overlooking the Gardens. Built-in wardrobe cupboards.

8'6" x 8' Family Bathroom fitted with a modern white suite with chrome fittings comprising of: panelled bath, low-level WC, pedestal wash hand basin. Tiled floor. Part-tiled walls. Opaque, UPVC double glazed window to the rear elevation.

Outside

Outside to the front, the property is approached via a Driveway providing ample Off Street Parking; this then leads to the Garage. There is then a Pathway and gate leading to the rear Garden.

To the rear, the property enjoys an enclosed, lawned Garden.

Good value for the space on offer!



Approx Gross Floor Area = 1477 Sq. Feet
= 136.91 Sq. Metres

