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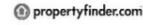
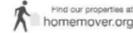
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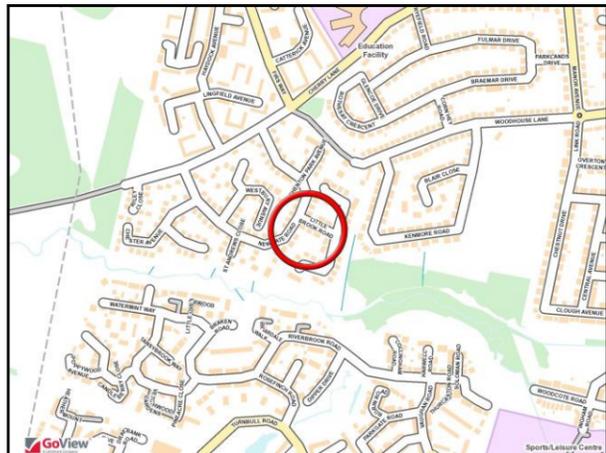


INDEPENDENT ESTATE AGENTS

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 lights turn left onto Washway Road and continue along for some time. Eventually, turn right onto Woodhouse Lane and at the roundabout take the 3rd exit onto Manor Avenue. At the 2nd roundabout take the 1st exit onto Cherry Lane. Continue onto Woodhouse Lane and then turn left onto Newgate Road and proceed along turning left into Little Brook Road. The property will be found on the right hand side.



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 (92-100)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)		51	60
F (21-38)			
G (1-20)			
Not energy efficient – higher running costs			

Environmental Impact Rating		Current	Potential
Very environmentally friendly – lower CO2 emissions	A (92-100)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)		47	57
F (21-38)			
G (1-20)			
Not environmentally friendly – higher CO2 emissions			

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.

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.



INDEPENDENT ESTATE AGENTS

6 Little Brook Road Sale, M33 4WG



A BEAUTIFULLY PRESENTED THREE BEDROOMED SEMI DETACHED LOCATED ON THIS EVER POPULAR DEVELOPMENT. RE FITTED KITCHEN AND BATHROOM. LOVELY GARDENS.

Porch. Lounge. Dining Room. Kitchen. Three Bedrooms. Bathroom. Ample Driveway Parking. Garage.
Energy Rating: E

“ Always popular houses! ”

£229,950



A beautifully-presented, Three Bedroomed Semi-Detached which has been comprehensively upgraded and improved throughout.

The property is located within this popular neighbourhood and enjoys one of the better positions on the Development.



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

In addition to the Accommodation there is a long Driveway, Detached Garage and lovely, Private rear Garden.

An internal viewing will reveal:

The accommodation

Entrance Porch having UPVC double glaze windows to the front and side. UPVC double glazed front door. Step-up to an opaque, glazed, panelled inner door into the Entrance Hallway.

Hall having a staircase rising to the First Floor. Glazed, panelled, double doors through to the Lounge.

13'7" x 12'4" Lounge. An excellent-sized Reception Room having a UPVC double glazed window to the front elevation. Attractive fireplace feature to one wall with living flame, coal effect gas fire. Doors opens to a useful, understairs storage cupboard. Opening into the Dining Room.

10'4" x 8'3" Dining Room. Another good-sized room having a UPVC double glazed window to the rear elevation overlooking the Gardens. Modern wood-effect flooring. Panelled door through to the Kitchen.

10'4" x 7'2" stylish re-fitted Kitchen fitted with a range of modern base and eye-level units with brushed chrome handles and worktops over with inset stainless steel sink unit and mixer tap. Built-in, stainless steel fronted, 'Hotpoint' electric oven with four ring gas hob and stainless steel extractor hood over. Ample space for additional freestanding appliances. Wall-mounted, 'Worcester', gas central heating boiler. Opaque, glazed panelled door opens to the rear Porch. UPVC double glazed window to the side elevation. Inset spotlights to the ceiling. LED spotlights to the ceiling. Tiled floor.

Rear Porch having UPVC double glazed windows to the rear and side elevation and a UPVC double glazed door opens into the Garden.

First Floor Landing having a UPVC double glazed window to the side elevation. Doors then provide access to the Three Bedrooms and Bathroom. Loft access point.

13'3" x 9'4" reducing to 8'8" Bedroom One. A well-proportioned Double Bedroom having a UPVC double glazed window to the front elevation. Built-in wardrobe cupboard.

9'4" x 9' Bedroom Two. Another good-sized Double Bedroom having a UPVC double glazed window to the rear elevation overlooking the Gardens. Built-in



wardrobe cupboard.

10'3" (max) x 6'9" Bedroom Three having a UPVC double glazed window to the front elevation. Beautiful, built-in storage/ wardrobe cupboard.

6'2" x 6'1" Bathroom re-fitted with a contemporary white suite with chrome fittings comprising of: panelled bath with thermostatic shower over and fitted glass shower screen, low-level WC, vanity sink unit. Ceramic tiled walls. Tiled floor. Inset LED spotlights to the ceiling. opaque, UPVC double glazed window to the rear elevation.

Outside

Outside to the front, the property is approached via a paved Driveway providing Off Street Parking; this then continues down the side of the property and to the Garage. There is then a gate opening into the rear Garden.

The rear Garden is of a good-size having a paved Patio Area and central area of lawn with established borders surrounding.

Always popular houses!

Approx Gross Floor Area = 815 Sq. Feet
= 75.55 Sq. Metres

