



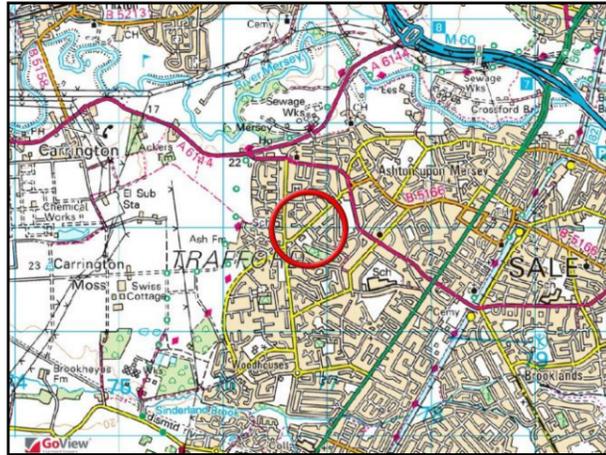
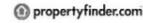
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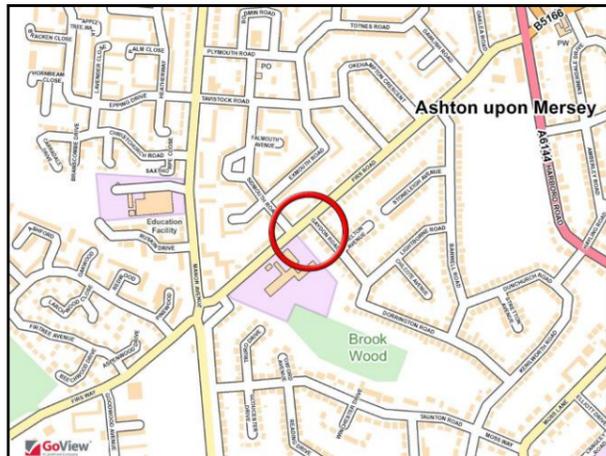


INDEPENDENT ESTATE AGENTS

# location



From our Watersons Sale Office, continue out of the one way system on School Road and turn right onto Sibson Road. At the traffic lights turn left onto Washway Road, continue along the road and then at the traffic lights take a right onto Harboro Road. Proceed along Harboro Road for some time until you come to a small roundabout. Take the First exit on the roundabout onto Firs Road and the property will be found on the left 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).

To follow



INDEPENDENT ESTATE AGENTS

# 117 Firs Road Sale, M33 5EL



**A SUPERBLY PRESENTED THREE BEDROOMED SEMI DETACHED WHICH HAS BEEN TASTEFULLY IMPROVED THROUGHOUT. POPULAR LOCATION FOR SCHOOLS. AMPLE PARKING. LOVELY REAR GARDEN.**

Hall. Lounge. Dining Room. Kitchen. Three Bedrooms. Re-fitted Bathroom. Long Driveway. Gardens.

“ Always popular houses! ”

**£289,950**

**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.

# in detail



A well-presented, Three Bedroomed Semi-Detached which has been tastefully improved throughout.

The property is located within this popular neighbourhood close to several of the popular Schools.



There is neutral re-decoration, modern Kitchen and Bathroom fittings, UPVC double glazing and gas central heating.

In addition to the accommodation there is ample Parking on a long recently relaid Driveway and lovely rear Garden.

An internal viewing will reveal:

## The accommodation

Entrance Hallway having an opaque, UPVC double glazed windows flanking both sides. Spindled staircase rises to the First Floor. Door through to the Kitchen.

10'11" x 6'5" stylish Kitchen re fitted with a modern range of finish base and eye-level units with worktops over and inset one-and-a-half bowl stainless steel sink unit with mixer tap. Space for a cooker. Space for a whole host of freestanding appliances. Tiled floor. UPVC double glazed window to the rear elevation overlooking the Gardens and an additional UPVC double glazed window to the side. Opaque, UPVC double glazed door provides access to Outside. Wall-mounted, 'Worcester' gas central heating boiler.



13'7" (into bay) x 10'10" Lounge. A well-proportioned Reception Room having a UPVC double glazed bay window to the front elevation. Large opening into the Dining Area.

11'3" x 10'10" Dining Area having a set of UPVC double glazed French doors opening up onto the rear Garden.

First Floor Landing having a spindled balustrade to the return of the staircase opening. Opaque, UPVC double glazed window to the side elevation. Doors then open to the Three Bedrooms and Bathroom.

13'8" x 10'10" Bedroom One. An excellent-sized Double Bedroom having a UPVC double glazed bay window to the front elevation.

11'2" x 10'11" Bedroom Two. Another good-sized Bedroom having a UPVC double glazed window to the rear elevation overlooking the Gardens.

6'10" x 6'6" Bedroom Three having a UPVC double glazed window to the front elevation.

7'4" x 6'4" Bathroom re-fitted with a modern white suite with chrome fittings comprising of: panelled bath with electric shower over and fitted glass shower screen, low-level WC with push button flush, vanity sink unit. Tiled walls. Tiled floor. Wall-mounted, heated, polished chrome towel rail. opaque, UPVC double



glazed window to the rear elevation.



## Outside

Outside to the front, the property is approached via a long Driveway which continues down the side of the property.

There are well-kept lawned Gardens to both the front and rear.

Always popular houses!

Approx Gross Floor Area = 855 Sq. Feet  
= 79.25 Sq. Metres

