



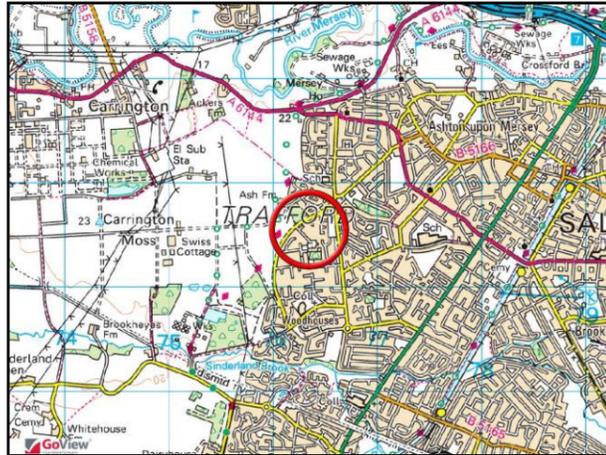
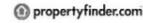
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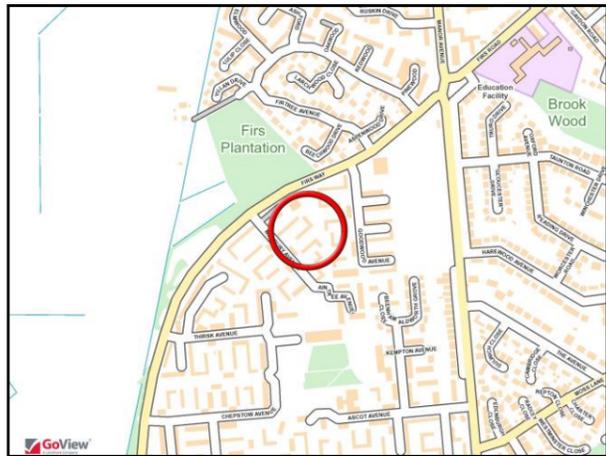


INDEPENDENT ESTATE AGENTS

# 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, go straight across Washway Road and straight onto Oaklands Drive. Continue to follow the one way system round onto Cranleigh Drive and then at the bottom turn left onto Ashton Lane/ B5166. Proceed along for 0.7 miles and then turn left onto the B5166. At the first roundabout, take the 2nd exit onto Firs Road and continue along for half a mile. At the second roundabout, take the 1st exit onto Manor Avenue. At the third roundabout, take the 2nd exit onto Firs Way and again, proceed along for 0.5 miles. Continue along and take the 2nd road on the left into Newbury Avenue and the property will be found on the left hand side.



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# 18 Newbury Avenue Sale, M33 4QJ



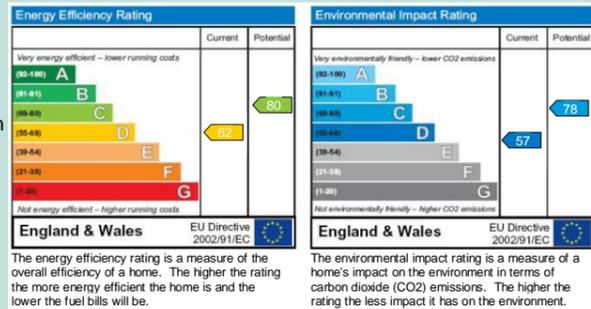
**A STYLISH THREE BEDROOMED FAMILY HOME WITH SUPERB LIVING SPACE AND LOVELY GARDENS. IMMACULATE INTERIOR. RE FITTED KITCHEN AND BATHROOM.**

Hall. WC. 17'10" Lounge. 18' Dining Kitchen. Rear Porch. Three good-sized Bedrooms. Bathroom. Enclosed Gardens to the front and rear.

*“ A lovely Family Home! ”*

## energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right).



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that 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.

**£175,000**

# in detail



A stylish, Three Bedroomed, Family Home which offers superb living space over 950 sqft.

Internally there is neutral re-decoration, re-fitted Kitchen and Bathroom fittings and UPVC double glazing.



The location, just off Manor Avenue, is ideal for the Local Shops and several of the Local Schools.

In addition to the Accommodation there are lovely well-kept Gardens to both the front and rear.

Comprising:

## The accommodation

Entrance Hall having an opaque, double glazed front door. From the Entrance Hallway there is a door through to the Lounge. Opening into the Breakfast Kitchen. A further door opens to the Ground Floor WC. There are then two double doors concealing a useful storage cupboard - one with a fitted worktop and space and plumbing suitable for a washing machine. Tiled floor.



Ground Floor WC fitted with an enclosed cistern WC. Opaque, UPVC double glazed window to the front elevation. Continuation of the tiled floor. Inset LED spotlights to the ceiling.

17'9" x 12'1" Lounge. A superb, large Reception Room having UPVC double glazed windows to the front and rear elevation. Extensive LED spotlights to the ceiling. attractive, contemporary fireplace feature with electric fire.

18'4" x 8'10" excellent-sized Breakfast Kitchen re-fitted with an extensive range of contemporary, high-gloss fronted, base and eye-level units with chrome handles and worktops over with inset one-and-a-half bowl sink unit with mixer tap. Space for a range cooker (maybe available subject to further negotiation) with oversized, stainless steel extractor hood over. Integrated dishwasher. Ample space for a tall

fridge freezer unit. Integrated freezer. Useful Breakfast Bar Area. UPVC double glazed windows to the front and rear elevations. Continuation of the tiled floor. Extensive LED spotlighting. Door opens to useful under stairs storage cupboard. Opening into the rear Hallway.

From the rear Hallway there is a staircase rising to the First Floor.

6' x 6' rear Porch having UPVC double glazed windows to three elevations and a UPVC double glazed door opens to the Garden.

First Floor Landing having doors opening to the Three Bedrooms and Bathroom. Double doors open to useful, large walk-in storage cupboard which also houses the wall-mounted, gas central heating boiler. Inset spotlights to the ceiling.

12'2" (into wardrobes) x 10'6" Bedroom One. An excellent-sized Double Bedroom



having a UPVC double glazed window to the rear elevation overlooking the Gardens. To one wall there is a full-width, full-height built-in wardrobes with two, large, contemporary sliding doors. Inset LED spotlights.



12' x 9'1" Bedroom Two. Another good Double Bedroom having a UPVC double glazed window to the rear elevation overlooking the Gardens. Inset spotlights to the ceiling. Door opens to useful wardrobe cupboard.

10'9" x 7'3" (max) Bedroom Three. A lovely Third Bedroom having a UPVC double glazed window to the front elevation.

A stylish Bathroom recently re-fitted with a contemporary white suite with chrome fittings comprising of: tiled panelled bath with shower mixer attachment and fitted glass shower screen, low-level WC, pedestal wash hand basin. Opaque, UPVC double glazed window to the front elevation. Inset spotlights to the ceiling. Wall-mounted, heated chrome towel rail.



## Outside

Outside to the front, the property has a lawned frontage with hardstanding area and timber Garden Shed.

To the rear, the property has an enclosed lawned Garden which is ideal being broadly south facing!

A lovely Family Home!

Approx Gross Floor Area = 960 Sq. Feet  
= 88.99 Sq. Metres

