



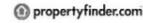
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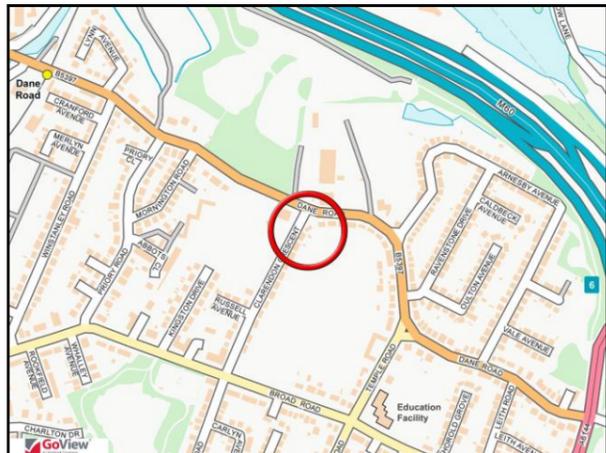


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, continue out of the one way system on School Road and take a sharp left onto Sibson Road. Continue to follow the road round onto Springfield Road and at the traffic lights turn right back onto School Road. After a short distance, turn left onto Broad Road and continue along. After half a mile turn right onto Clarendon Crescent and 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).

To follow



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

50 Clarendon Crescent Sale, M33 2FT



A SUPERBLY PRESENTED AND MUCH IMPROVED THREE BEDROOMED SEMI DETACHED WHICH ENJOYS A WONDERFUL OPEN ASPECT TO THE REAR OVER SPORTS FIELDS. IDEAL LOCATION FOR SCHOOLS.

Hall. WC. Lounge. Dining Room. Kitchen. Three Bedrooms. Shower Room. Ample Driveway Parking. Beautiful rear Garden. Shed.

“ Such a superb location! ”

£340,000



A superbly-presented and much improved, Three Bedroomed Semi-Detached which offers well-proportioned rooms throughout.

The property enjoys a wonderful position with open aspect to the rear over Sports Fields and having Sale Sports Club just over the road.



The location is very convenient, ideally positioned within an easy reach of Sale, The Metrolink and several of the Local Schools.

In addition to the Accommodation there is ample Driveway Parking, Shed and a beautiful rear Garden.

An internal viewing will reveal:

The accommodation

Entrance Hall having a leaded, composite front door. Contemporary wood flooring, spindled staircase rises to the First Floor. Panelled doors open to the Lounge, Dining Room and Ground Floor WC.

Ground Floor WC fitted with a low-level WC. Corner wash hand basin. Opaque, UPVC double glazed window to the side elevation. Built-in storage cupboard.

10'11" x 10'7" Dining Room. A well-proportioned Reception Room having a wide-angled, UPVC double glazed bay window to the front elevation. Continuation of the contemporary wood flooring.

15'3" x 11'8" (into bay) Lounge. A wonderful, large Reception Room having a 9'9" wide-angled, UPVC double glazed bay window which provides lovely views over the Garden and Sport Fields beyond. Continuation of the contemporary wood flooring. Attractive fireplace to the chimney breast with living flame, coal-effect gas fire. Coved ceiling. Door through to the Kitchen.

15' x 6'7" (reducing to 5'6") good-sized Kitchen fitted with a range of base and eye-level units with worktops over and one-and-a-half bowl sink unit with mixer tap. Built-in electric oven with four ring gas hob and extractor hood over. Ample space for additional freestanding appliances. UPVC double glazed window to the rear elevation which provides lovely views over the Garden. Opaque, UPVC double glazed door opens to the side.

First Floor Landing being part-galleried and having a spindled balustrade to the return of the staircase opening. UPVC double glazed window to the front elevation. Loft access point. Doors then open to the Three Bedrooms and Shower Room.

14'1" x 9'11" Bedroom One. An excellent-sized Double Bedroom having a UPVC double glazed window to the rear elevation which provides lovely views over the Garden and open aspect over the Sports Fields beyond.

9'11" x 8'8" Bedroom Two. Another good-sized Bedroom, again having a UPVC



double glazed window to the rear elevation providing lovely views over the Garden and open views towards the Sports Fields beyond.



10'8" x 9'4" Bedroom Three having a UPVC double glazed window to the front elevation.

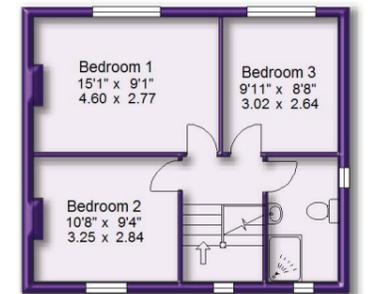
9'4" x 5'7" Shower Room fitted with a suite comprising of: enclosed shower cubicle with thermostatic shower, low-level WC, pedestal wash hand basin. Part-tiled walls. Opaque, UPVC double glazed windows to the front and side elevation. Built-in airing cupboard.

Outside

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

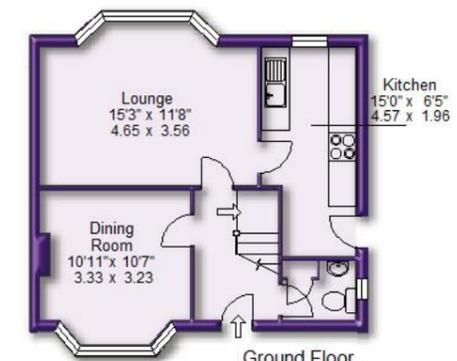
To the rear, there is a lovely, Private Garden which has been extensively planted and maintained by the current vendors having a Patio Area leading to the area of lawn with well-stocked borders surrounding. Within the Garden there is a Detached Shed for storage.

Such a superb location!



First Floor

Approx Gross Floor Area = 902 Sq. Fee.
= 83.7 Sq. Metres



Ground Floor

