



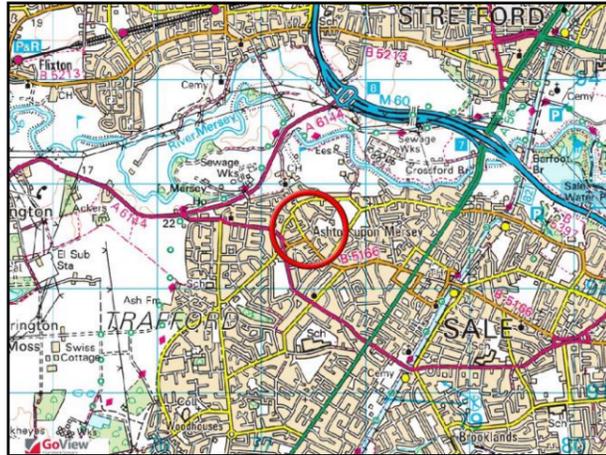
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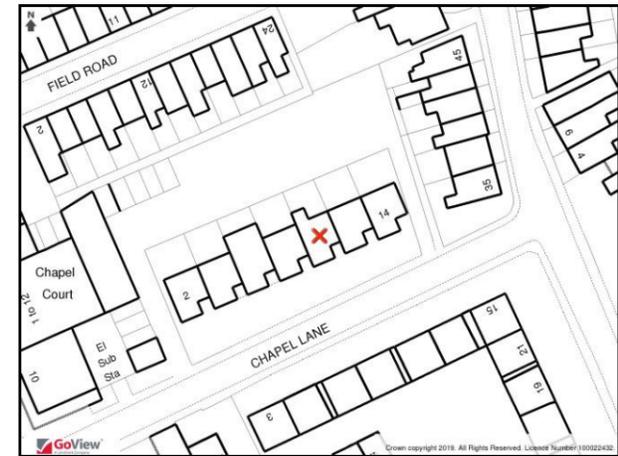
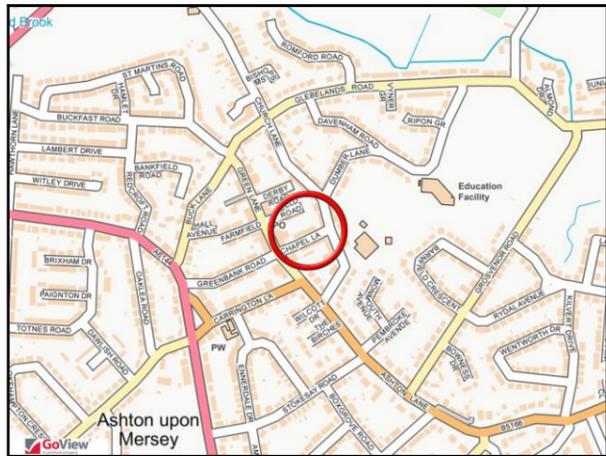


INDEPENDENT ESTATE AGENTS

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 road round onto Cranleigh Drive and at the bottom turn left onto Ashton Lane/ B5166. Proceed along for 0.7 miles and then continue straight onto Green Lane. Turn right onto Chapel Lane and the property will be found on the left hand side.



INDEPENDENT ESTATE AGENTS

10 Chapel Lane Sale, M33 5PJ



AN EXCELLENT SIZED THREE BEDROOMED PROPERTY 998SQFT IDEALLY LOCATED ON A QUIET ROAD WITHIN ASHTON ON MERSEY VILLAGE AND SEVERAL OF THE LOCAL SCHOOLS.

Entrance Hall. Lounge/ Dining Area. Kitchen. Conservatory. Reception Room. Garage/Storage. Three Bedrooms. Bathroom. Private rear Garden. Driveway Parking. 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
Very energy efficient – lower running costs	A (92-100)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient – higher running costs			
England & Wales	EU Directive 2002/91/EC	71	84

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.

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)			
F (21-38)			
G (1-20)			
Not environmentally friendly – higher CO2 emissions			
England & Wales	EU Directive 2002/91/EC	72	86

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.

“ Such an ideal location for Shops and Schools! ”

Offers Over: £255,000

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.

in detail



An excellent-sized, Three Bedroomed Family Home with Accommodation extending to approaching 1000 sqft.

Lovely location within the heart of Aston on Mersey Village making it ideal for all the Shops and several of the Local Schools.



Internally there is neutral re-decoration and modern Kitchen and Bathroom fittings.

In addition to the Accommodation there is Driveway Parking, Garage for storage and a lovely, landscaped artificial turf rear Garden.

An internal viewing will reveal:

The accommodation

UPVC double glazed front door leading to the Entrance Hallway. From the Hall there is a door leading through to the Lounge.

20'4" x 11' Lounge. An excellent-sized Reception Room having a UPVC double glazed window to the front elevation. A further UPVC double glazed window and sliding Patio doors open to the rear Garden. Spindled staircase rises to the First Floor. Door through to the Kitchen.

9'10" x 9'8" Kitchen fitted with a range of modern base and eye-level units with chrome handles and worktops over with inset sink unit and mixer tap. Ample space for a range of freestanding appliances. UPVC double glazed door and window opens to the Conservatory. A further door opens to the Play Room/ Study.

10'8" x 9'7" Play Room/ Study. A really useful, additional Reception Room which would make an ideal Children's Play Room or Home Study. Door through to the Garage Store.

7'9" x 6' Garage Store having timber double doors to the front.

6'7" x 5'8" Conservatory having UPVC double glazed windows to three elevations and a door opening to the Garden.

First Floor Landing having doors which provide access to the Three Bedrooms and Bathroom.

11' x 9'6" Bedroom One having a UPVC double glazed window to the front elevation.

11' (max) x 10' (max) Bedroom Two. Another good-sized Bedroom having a UPVC double glazed window to the front elevation. Built-in wardrobe cupboards, drawers and dressing table.



9'8" x 9'5" Bedroom Three having a UPVC double glazed window.



The Bathroom is fitted with a suite comprising of: panelled bath, low-level WC, pedestal wash hand basin. Opaque, UPVC double glazed window. Tiled walls.

Outside

Outside to the front, the property is approached via a Driveway providing Off Street Parking with adjacent lawned Garden.

To the rear, the property enjoys an enclosed Garden which has been landscaped with AstroTurf and slate stone borders for easy maintenance.

Such an ideal location for Shops and Schools!

Approx Gross Floor Area = 999 Sq. Feet
= 92.8 Sq. Metres

