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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 at the bottom turn left onto Ashton Lane. Continue along for some time being sure to turn left onto the B5166. At the first roundabout take the 2nd exit onto Firs Road. At the second roundabout take the 1st exit onto Manor Avenue. At the third roundabout take the 2nd exit onto Firs Way and then turn right onto Firtree Avenue. Turn left onto Maple Close an the property will be found facing you on the right hand side.



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10 Maple Close Sale, M33 5RT



A WELL PROPORTIONED THREE BEDROOMED SEMI DETACHED IDEALLY LOCATED ON THIS SMALL POPULAR CUL DE SAC. ASPECT OVER WOODLAND TO THE REAR.

Hall. Lounge. Dining Kitchen with Patio doors to the garden. Three Bedrooms. Bathroom. Driveway parking. Lovely private garden backing onto woodland. NO CHAIN!

“ Such a lovely position! ”

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	73

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 (10-100)		
B (11-91)			
C (12-80)			
D (13-68)			
E (14-54)			
F (15-38)			
G (16-20)			
Not environmentally friendly – higher CO2 emissions			
England & Wales	EU Directive 2002/91/EC	68	69

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.

£220,000



A well-proportioned, Three Bedroomed Semi-Detached located within this popular Residential Neighbourhood.

The position is ideal and enjoys a lovely, enclosed, rear Garden which is really Private as it backs onto pen Woodland.



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

An internal viewing will reveal:

The accommodation

Entrance Porch having a UPVC double glazed front door. Tiled floor. Staircase rises to the First Floor. Panelled door through to the Lounge.

14'6" x 12'5" (max) Lounge. A well-proportioned Reception Room having a UPVC double glazed window to the front elevation. Fireplace feature to one wall. Door through to the Kitchen and a further door opens to a useful understairs storage cupboard.

15'7" x 8'8" excellent-sized Kitchen with plenty of space for a table. The Kitchen itself is fitted with a range of modern white gloss fronted base and eye-level units with oversized, chrome 'T' bar handles and worktops over with inset one-and-a-half bowl stainless steel sink unit and mixer tap. Built-in, stainless steel fronted electric oven with four ring gas hob and stainless steel extractor hood over. Ample space for additional freestanding appliances. UPVC, double glazed sliding Patio doors open up onto the rear Garden and a further UPVC double glazed window to the rear overlooks the Garden. Tiled floor. Inset spotlights to the ceiling.

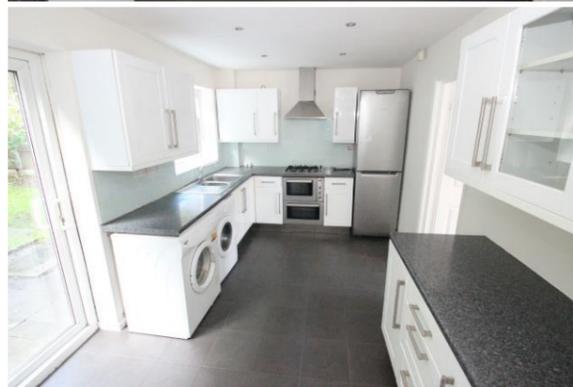
First Floor Landing having an opaque, UPVC double glazed window to the Half Landing. Doors provide access to the Three Bedrooms and Bathroom. Loft access point.

13'5" (into wardrobes) x 9'6" reducing to 8'11" Bedroom One. A good-sized Double Bedroom having a UPVC double glazed window to the front elevation. Built-in wardrobe cupboards to one wall with sliding mirrored doors.

9'11" x 9'6" reducing to 8'11" Bedroom Two. Another good-sized Bedroom having a UPVC double glazed window to the rear elevation which overlooks the Garden and the Woodland beyond.

9'2" (max) x 6'6" Bedroom Three having a UPVC double glazed window to the front elevation. Built-in wardrobe cupboard.

6'3" x 5'4" Bathroom fitted with a modern white suite with chrome fittings comprising of: shaped panelled bath with thermostatic shower over, low-level WC, wall-hung wash hand basin. Opaque, UPVC double glazed window to the rear elevation. Tiled floor. Ceramic tiled walls. Inset spotlights to the ceiling. wall-mounted, heated chrome towel rail.

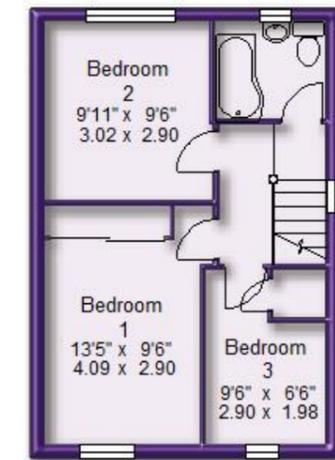


Outside

Outside to the front, the property is approached via a Driveway providing Off Street Parking; this continues down the side of the property via a timber gate leading to the rear Garden.

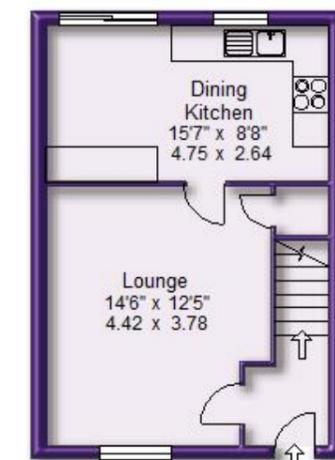
The Garden to the rear is extremely Private, laid to lawn with a paved Patio Area and some established shrubs surrounding. The Garden back directly onto an area of Woodland which provides a lovely outlook from the property.

Such a lovely position!



First Floor

Approx Gross Floor Area = 740 Sq. Feet
= 68.59 Sq. Metres



Ground Floor