



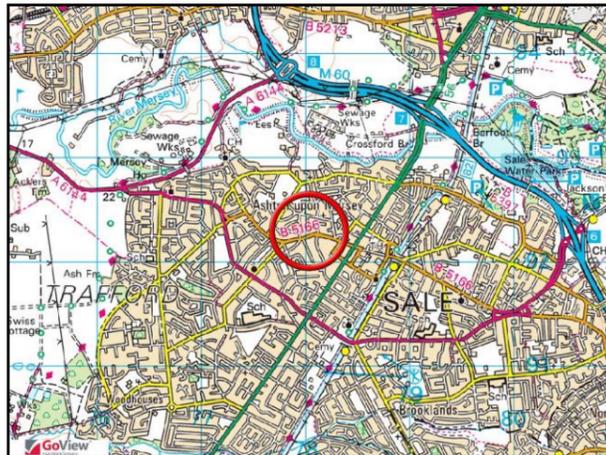
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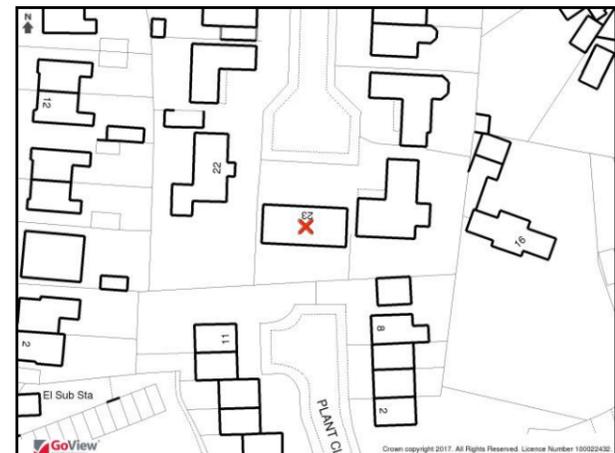


INDEPENDENT ESTATE AGENTS

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 go straight across Washway Road and onto Oaklands Drive. Continue to follow the road round onto Cranleigh Drive and at the bottom turn left onto Ashton Lane. Turn right onto Park Road and then turn left onto Whitefield Road. Eventually, turn left onto Willoughby Close 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



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

23 Willoughby Close Sale, M33 6PJ



A SUPERBLY PRESENTED TWO BEDROOMED DETACHED BUNGALOW WHICH HAS BEEN COMPREHENSIVELY REFURBISHED THROUGHOUT. HIGH SPEC KITCHEN AND BATHROOM. STYLISH INTERIOR. LOVELY CUL DE SAC LOCATION.

Hall. Lounge. Sitting Room. Breakfast Kitchen. Two Bedrooms. Bathroom. Utility. Garage. Driveway. Rear Garden.

“ *An immaculate home!* ”

£379,950



A superbly-presented, Two Double Bedroomed Detached Bungalow which has been comprehensively refurbished throughout. The location is ideal positioned at the end of a popular cul de sac which is within an easy reach of the Town Centre. Internally, there is neutral re-decoration and re-fitted Kitchen and Bathroom fittings.



In addition to the accommodation there is ample Parking, Garage and rear Garden.

An internal viewing will reveal:

The accommodation

Entrance Porch having a glazed front door. Glazed double doors open to the Hallway.

Entrance Hallway. A lovely Entrance in to the property having doors opening to all of the rooms. Hardwood flooring.

15'11" x 11' Lounge. A superb, large Reception Room having a UPVC double glazed bow window to the front elevation. Fireplace feature with electric fire to one wall. Hardwood flooring. Coved ceiling. Double doors through to Sitting Room.

10'11" x 9'5" Sitting Room. A well-proportioned Second Reception Room having UPVC double glazed windows to the rear and side. Tiled floor. Door to the Kitchen.

11'4" x 9'5" Breakfast Kitchen. A stylish fitted Kitchen fitted with an extensive range of base and eye-level units with chrome 'T' bar handles and granite worktops over incorporating a granite Breakfast Bar. Inset one-and-a-half bowl sink with mixer tap above. Built-in stainless steel oven with four ring electric hob with extractor hood over. Integrated microwave. Integrated fridge freezer. UPVC double glazed window to the rear overlooking the Garden. Tiled floor. Door to the rear Hallway.

Rear Hallway having a door to a useful storage cupboard and door to the Garden.

14' x 9'6" Bedroom One. An excellent-sized Bedroom having a UPVC double glazed window to the rear overlooking the Garden. Hardwood flooring.

10'1" x 9'10" Bedroom Two. Another good Double Bedroom having a UPVC double glazed bow window to the front. Hardwood flooring.

The Bathroom has been re-fitted with a contemporary white suite with chrome fittings comprising of: panelled bath with shower above and fixed shower screen, low-level WC, vanity sink unit. Tiled walls. Tiled flooring. Wall-mounted, heated chrome towel rail. Opaque, UPVC double glazed window to the front.

Utility Room - accessed from the rear of the property. Power and water supply suitable for washing machine and tumble dryer.

16'4" x 8' Garage. A Single Garage with up and over door. Power and light. Door to the side.



Outside

Outside, the property is approached via a block-paved Pathway leading to the front door. There is a Driveway to one side which leads to the Garage.

To the rear there is an enclosed Garden, mostly paved for easy maintenance with established borders surrounding.

An immaculate home!

Approx Gross Floor Area = 1050 Sq. Feet
= 97.33 Sq. Metres

