



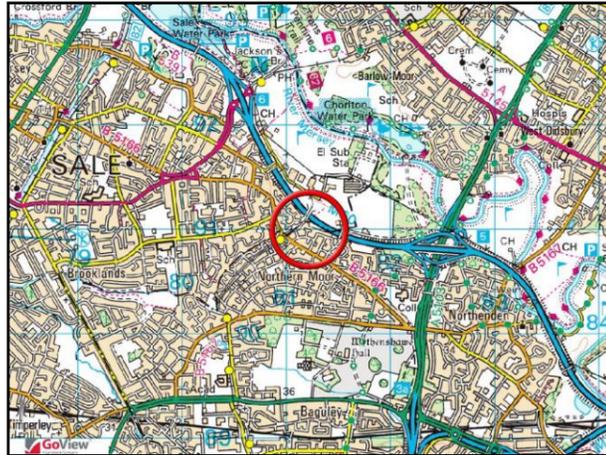
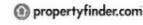
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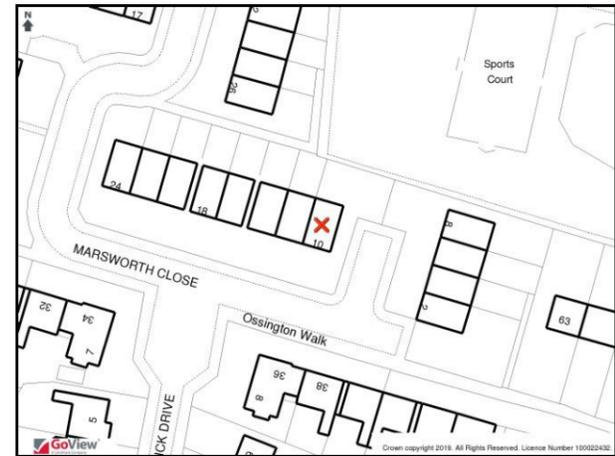
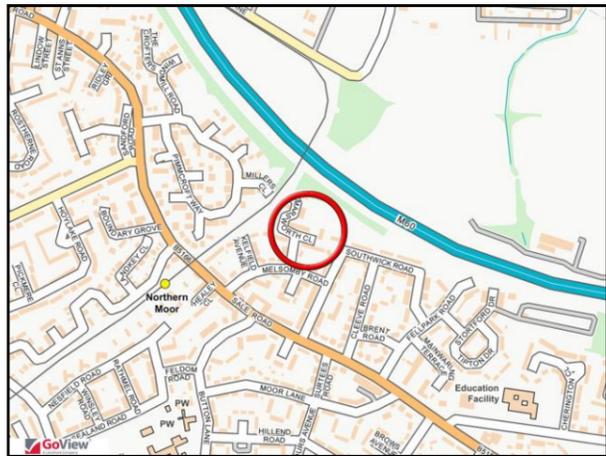


INDEPENDENT ESTATE AGENTS

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/ B5166. Continue along the B5166 for 0.9 miles and then turn right to stay on the B5166. Turn right at the 1st cross street onto Baguley Road/ A6144 and then continue straight onto Northenden Road/ B5166. After 0.8 miles turn left onto Melsomby Road and then turn left onto Hawswick Drive. Turn right and then turn left and you have reached your destination.



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	Environmental Impact Rating		Current	Potential
Very energy efficient – lower running costs	A	88	89	Very environmentally friendly – lower CO2 emissions	A	90	92
B				B			
C				C			
D				D			
E				E			
F				F			
G				G			
Not energy efficient – higher running costs				Not environmentally friendly – higher CO2 emissions			

England & Wales EU Directive 2002/91/EC

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.

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.



INDEPENDENT ESTATE AGENTS

10 Marsworth Close Manchester, M23 0JS



AN IMMACULATE THREE BEDROOMED MODERN END MEWS PROPERTY, UNDER 4 YEARS OLD, WHICH ENJOYS ONE OF THE LARGER GARDEN PLOTS PLUS AMPLE PARKING WITH TWO SEPARATE DRIVEWAYS.

Hall. WC. Stylish Kitchen. Large Lounge. Three good-sized Bedrooms. Two Bath/ Shower - One En Suite. Excellent-sized Gardens! Energy Rating: B

“ A beautiful modern Home! ”

£205,000



An immaculate, Three Bedroomed, modern End Mews Property which is under four years old and offers approaching 1000 sqft of Accommodation. The property enjoys one of the largest Plots on the Development with a superb, wide Garden and two separate Driveways.



This location is really convenient being within an easy reach of Sale Moor Village and having the Metrolink Stop just around the corner on Sale Road.

Internally, there is neutral re-decoration and contemporary fittings throughout.

An internal viewing will reveal:

The accommodation

Entrance Hall having an opaque, UPVC double glazed front door. Doors then provide access to the Ground Floor WC, Kitchen and Lounge with a smaller door opening to a useful under stairs storage cupboard. Spindled staircase rises to the First Floor.

11'11" x 9'11" excellent-sized Kitchen fitted with an extensive range of high-gloss-finish base and eye-level units with oversized 'T' bar chrome handles and worktops over with inset one-and-a-half-bowl stainless steel sink unit and mixer tap. Built-in stainless steel fronted 'Indesit' electric oven with four ring gas hob and stainless steel extractor hood over. Integrated fridge and freezer. Integrated washing machine. Wall-mounted, 'Potterton' gas central heating boiler concealed within one of the wall-mounted cupboards. Inset spotlights to the ceiling. UPVC double glazed window to the front elevation.

16'11" x 12'4" Lounge. A wonderful, large Reception Room having a set of UPVC double glazed French doors with windows flanking both sides opening up onto the rear Garden. Additional UPVC double glazed window to the side. Door opens to useful storage cupboard.

First Floor Landing having a spindled balustrade to the return of the staircase opening. Doors then open to the Three Bedrooms and Family Bathroom. Double doors open to a useful storage cupboard with a smaller cupboard door opening to another additional storage space. Loft access point.

12' x 9'3" Bedroom One. A well-proportioned Double Room having a UPVC double glazed window to the front elevation with stylish window shutters. Door to the En Suite Shower Room.

En Suite Shower Room fitted with a suite comprising of: enclosed shower cubicle with electric shower, pedestal wash hand basin, low-level WC. Wall-mounted, heated, polished chrome towel rail. Part-tiled walls. Inset spotlights to the ceiling.

12'4" x 9'4" Bedroom Two. Another excellent-sized Double Bedroom having UPVC double glazed windows to the rear and side elevation overlooking the Gardens. There is a full-height wardrobe cupboard with sliding doors.



8'10" x 7'2" Bedroom Three having a UPVC double glazed window to the rear elevation overlooking the Gardens.



7'11" x 7'1" good-sized Bathroom fitted with a contemporary white suite with chrome fittings comprising of: panelled bath with thermostatic shower over and fitted shower screen, low-level WC, pedestal wash hand basin. Part-tiled walls. Wall-mounted, heated, polished chrome towel rail. Inset spotlights to the ceiling. Opaque, UPVC double glazed window to the front elevation.

Outside

Outside to the front, the property is approached via a Driveway providing Off Street Parking. At the side of the property there is double timber gates which open onto an additional Driveway and in turn the Gardens.

This Plot in particular enjoys a wonderful-sized Garden Plot (one of the largest on the Development) having large paved areas with a further section of AstroTurf and timber decking.

A beautiful modern Home!

Approx Gross Floor Area = 946 Sq. Feet
= 87.8 Sq. Metres

