



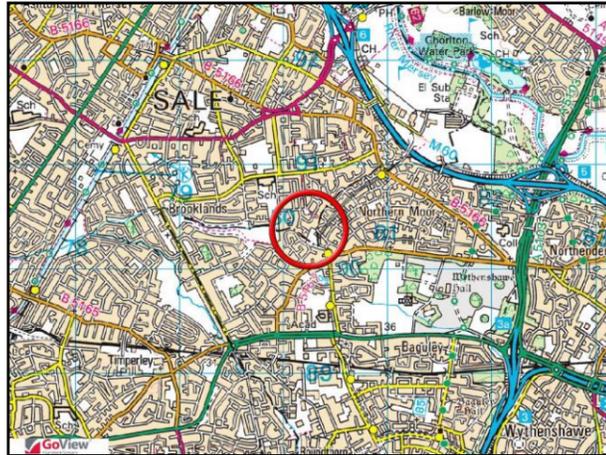
**HALE OFFICE:**  
212 ASHLEY ROAD, HALE,  
CHESHIRE WA15 9SN  
TEL: 0161 941 6633  
FAX: 0161 941 6622  
Email: hale@watersons.net

**SALE OFFICE:**  
91-93 SCHOOL ROAD, SALE,  
CHESHIRE M33 7XA  
TEL: 0161 973 6688  
FAX: 0161 976 3355  
Email: sale@watersons.net

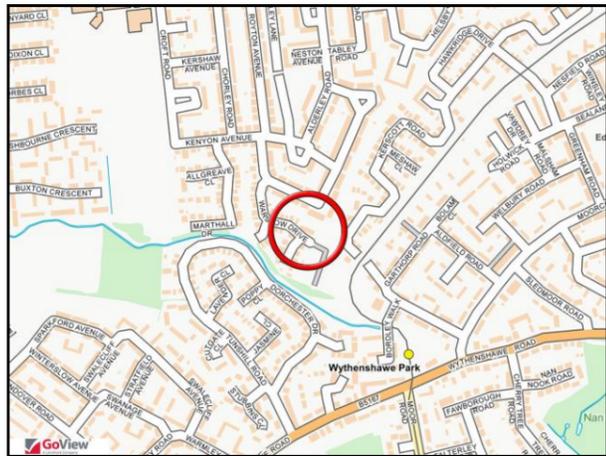


INDEPENDENT ESTATE AGENTS

# 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. After 0.4 miles, turn right onto Derbyshire Road. Proceed along Derbyshire Road for 0.6 miles being sure to go through one roundabout. At the 2nd roundabout, take the 4th exit onto Norris Road and then turn right onto Croft Road. Turn left onto Kenyon Avenue and then turn right onto Gawsworth Road. Eventually, turn right onto Warslow Drive 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 Warslow Drive Sale, M33 2XN



**A SUPERBLY PRESENTED THREE BEDROOMED MODERN DETACHED WHICH ENJOYS A LOVELY GOOD SIZED REAR GARDEN.**

Hall. WC. Lounge. Dining Area. Kitchen. Three Bedrooms. Bathroom. Lovely Gardens. Driveway Parking. Garage.

“ A lovely Family Home offered For Sale with no chain! ”

**£265,000**



A superbly-presented, Three Bedroomed, modern Detached which enjoys a lovely, good-sized rear Garden.

The location is ideal being towards the end of a cul de sac next to Allotments, being within an easy reach of several Local Schools and Shops.



In addition to the Accommodation there is ample Driveway Parking, Garage and of course a great Garden to the rear.

An internal viewing will reveal:

## The accommodation

Recessed Porch. Entrance Hall having an opaque UPVC double glazed front door. Doors provide access to the Lounge and WC. Staircase rises to the First Floor.

Ground Floor WC fitted with a low-level WC, wall-hung wash hand basin. Opaque, UPVC double glazed windows to the front elevation.

15'5" x 12'5" (max) Lounge. A superb, large Reception Room having a UPVC double glazed window to the front elevation. Attractive fireplace feature to one wall. Coved ceiling. Archway opens into the Dining Area. Door to the under stairs storage cupboard.

8'8" x 7'1" Dining Area having a set of sliding Patio doors opening to the Garden, opening into the Kitchen.

11'2" x 10'5" excellent-sized Conservatory - much larger than you normally find in this type of property having UPVC double glazed windows to three elevations and a set of UPVC double glazed French doors opening up onto the rear Garden. Modern wood-effect flooring. Double glazed glass roof. Wall-mounted electric heater.

8'8" x 8'2" Kitchen fitted with a range of base and eye-level units with worktops over with inset one-and-a-half bowl sink unit with mixer tap. Built-in, stainless steel fronted electric oven with matching four ring hob and extractor over. Ample space for additional freestanding appliances. UPVC double glazed windows to the rear elevation overlooking the Garden. Wall-mounted, gas central heating combination boiler hidden within one of the cupboards.

First Floor Landing having a UPVC double glazed window to the side elevation. Doors then provide access to the Three Bedrooms and Bathroom.

13'8" x 9" Bedroom One. A well-proportioned Double Bedroom having a UPVC double glazed window to the front elevation.

9'9" x 9' Bedroom Two. Another good-sized Bedroom having a UPVC double glazed window to the rear elevation overlooking the Garden.

9'9" (max) x 6'6" Bedroom Three having a UPVC double glazed window to the



front elevation. Door opens to a useful storage cupboard.

The Bathroom is fitted with a modern white suite with chrome fittings and comprises of: panelled bath and electric shower over with fitted glass shower screen, low-level WC, vanity sink unit. Opaque, UPVC double glazed window to the rear elevation.



## Outside

Outside, the property has a large paved frontage providing plenty of Off Street Parking which leads to the Garage.

To the rear, there is a good-sized Garden with paved Patio Area leading to the main area of lawn.

A lovely Family Home offered For Sale with no chain!



Approx Gross Floor Area = 747 Sq. Feet  
(exc. Garage) = 69.3 Sq. Metres

