



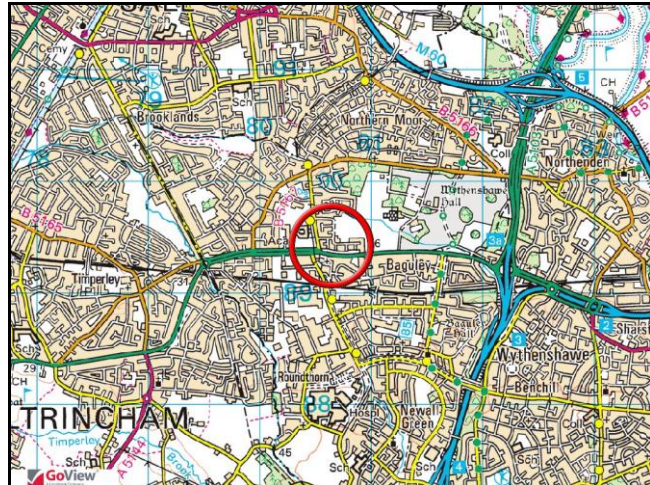
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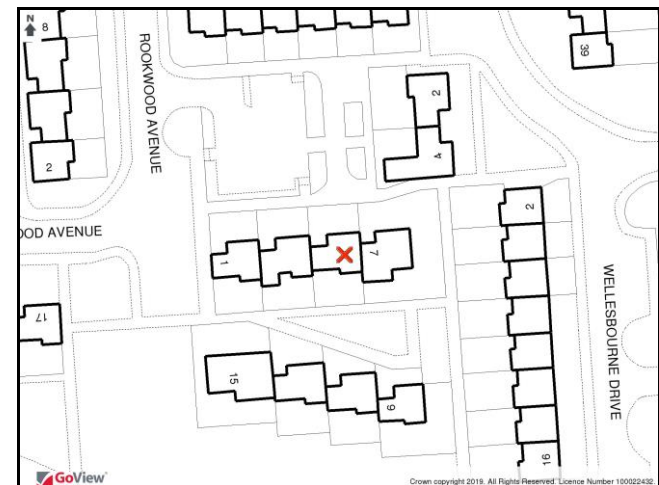
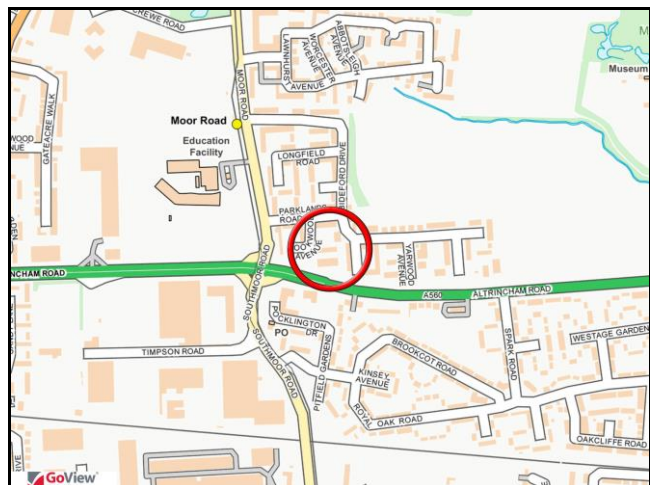


INDEPENDENT ESTATE AGENTS

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, turn left onto Washway Road and continue along. At the next set of traffic lights, turn left onto Marsland Road and proceed along until you reach the Brooklands Metrolink Station on your right hand side. At the traffic lights, turn right onto Brooklands Road and continue along for its entirety. At the roundabout, take the 1st exit onto Altrincham Road/ A560 and continue along for 0.6 miles. Turn left onto Moor Road and then turn left again onto Parklands Road. Turn right onto Rockwood Avenue and continue straight. The property will be found on the right 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).

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs	A		93
B		81	
C			
D			
E			
F			
G			
Not energy efficient – higher running costs			

Environmental Impact Rating		Current	Potential
Very environmentally friendly – lower CO2 emissions	A		92
B		77	
C			
D			
E			
F			
G			
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.



WATERSONS

INDEPENDENT ESTATE AGENTS

5 Rookwood Avenue Manchester, M23 0GJ



AN IMMACULATE THREE BEDROOMED FAMILY HOME WHICH OFFERS OVER 900 SQFT OF ACCOMMODATION. LOVELY ENCLOSED REAR GARDEN. CONVENIENT FOR SHOPS AND METROLINK.

Hall with storage. WC. Lounge. Dining Room. Kitchen. Three good-sized Bedrooms. Bathroom. Resident Parking to the front. Energy Rating: B

“ Great value for the space on offer! ”

£162,500

in detail



An immaculate, Three Bedroomed, Family Home which offers over 900 sqft of Accommodation with good-sized rooms throughout.

The location is very convenient, being within an easy reach of the Metrolink and Local Shops.



Internally, there is neutral redecoration, UPVC double glazing and modern Kitchen and Bathroom fittings.

In addition to the Accommodation there is Resident Parking to the front and a lovely, enclosed rear Garden.

An internal viewing will reveal:

The accommodation

Entrance Hallway with UPVC double glazed front door with window to one side. Doors then open to the Lounge, WC and several useful storage cupboards - one housing the gas central heating boiler. Staircase rises to the First Floor.

Ground Floor WC fitted with a low-level WC. Wash hand basin. UPVC double glazed window to the side.

14'9" x 11' Lounge. An excellent-sized Reception Room having a UPVC double glazed window to the rear overlooking the Garden. Door to the Dining Room.

11'10" x 8'2" Dining Room having a UPVC double glazed window to the rear overlooking the Garden. Door to the Kitchen.

11'9" x 7'11" Kitchen fitted with a range of modern base and eye-level units with worktops over and inset stainless steel sink unit with mixer tap. Ample space for a range of freestanding appliances. UPVC double glazed window to the front. UPVC double glazed window and door open to the Garden.

First Floor Landing having doors opening to the Three Bedrooms, Bathroom and storage cupboard housing the hot water tank.

13'4" x 11'10" (plus door recess opening) Bedroom One. A well-proportioned Double Bedroom having a UPVC double glazed window to the rear.

11'10" x 7'6" Bedroom Two. Another good-sized Bedroom having a UPVC double glazed window to the rear. Built-in storage cupboard.

8'8" x 7'8" Bedroom Three having a UPVC double glazed window to the rear. Built-in storage cupboard.

The Bathroom is fitted with a suite comprising of: panelled bath with shower mixer attachment, low-level WC, pedestal wash hand basin. Opaque, UPVC double glazed window to the front.

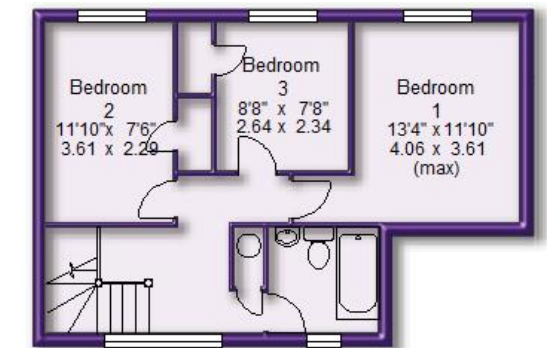


Outside

Outside to the front, there is Resident Parking.

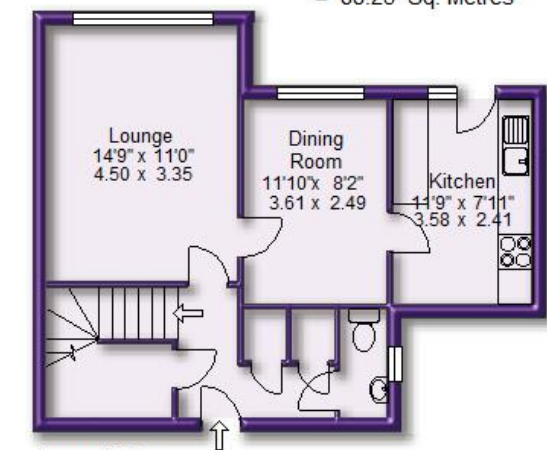
To the rear, there is a lovely, enclosed Garden - decked and gravelled for easy maintenance.

Great value for the space on offer!



First Floor

Approx Gross Floor Area = 952 Sq. Feet
= 88.25 Sq. Metres



Ground Floor