



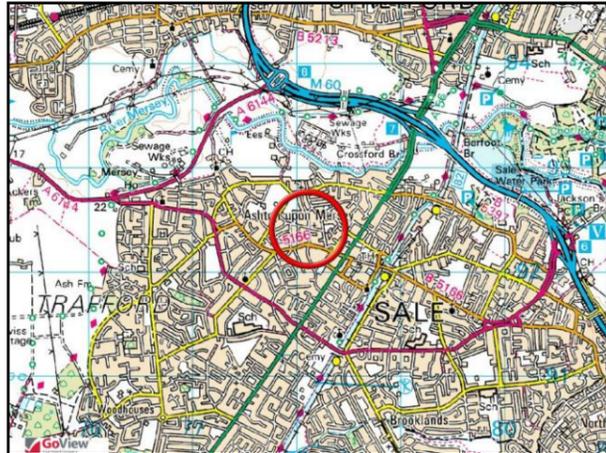
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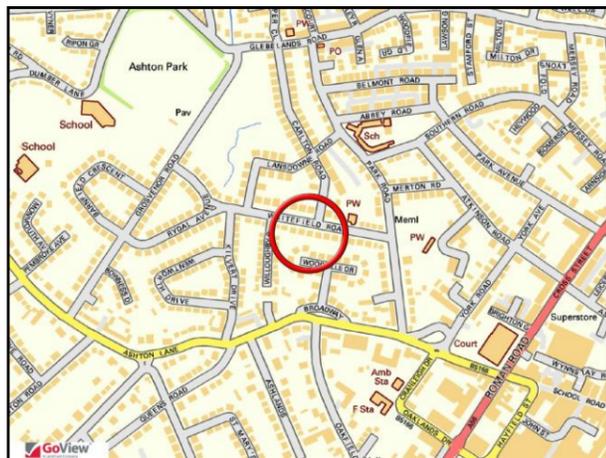


INDEPENDENT ESTATE AGENTS

# 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 onto Oaklands Drive and follow the one way system round onto Cranleigh Drive. Turn right onto Ashton Lane and then turn left to stay on Ashton Lane. After a short distance, turn right onto Park Road and then turn left onto Whitefield Road. 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).

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs	A		
	B		
	C		
	D		
	E		
	F	65	
Not energy efficient – higher running costs	G		80

Environmental Impact Rating		Current	Potential
Very environmentally friendly – lower CO2 emissions	A		
	B		
	C		
	D		
	E		
	F	65	
Not environmentally friendly – higher CO2 emissions	G		80

**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.

# 33 Whitefield Road Sale, M33 6NY



**A GOOD SIZED THREE BEDROOMED SEMI DETACHED LOCATED ON THIS VERY POPULAR ROAD CLOSE TO THE TOWN CENTRE AND PARK ROAD PRIMARY.**

Well-presented throughout. Hall. Dining Room. Lounge with Patio doors. 20' Kitchen. Three Bedrooms. 8'8" Bed Three. Re-fitted Bathroom. Driveway Parking. Garage. Lovely enclosed Garden. Energy Rating: D

“ Always popular houses! ”

**£355,000**

**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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.



A superbly-proportioned, Three Bedroomed Semi-Detached which offers excellent Family Accommodation.

The location is ideal being only a short distance to the Town Centre and Park Road Primary School.



Internally the property is well-presented with neutral re-decoration, re-fitted Bathroom and UPVC double glazing.

An internal viewing will reveal:

### The accommodation

Entrance Hall having an opaque, UPVC double glazed front door with opaque, UPVC double glazed window above and an additional to the side. Modern wood-effect flooring. Spindled staircase rises to the First Floor with useful understairs storage space. Doors then provide access to the Lounge, Dining Room and Kitchen.

13'7" (into bay) x 11'1" Dining Room. A well-proportioned Reception Room having a wide-angled, UPVC double glazed bay window to the front elevation. Fireplace feature to the chimney breast with living flame, coal-effect gas fire. Coved ceiling. Picture rail surround.



14'4" x 11'1" Lounge. Another good-sized Reception Room having a set of sliding Patio doors which open up onto the rear Garden. Coved ceiling. Attractive fireplace feature to the chimney breast.

20'1" x 6'11" reducing to 6' fabulous, large Kitchen fitted with an extensive range of base and eye-level units with worktops over and inset, one-and-a-half bowl, stainless steel sink unit with mixer tap. Built-in electric oven and grill with matching four ring ceramic hob. Ample space for a host of freestanding appliances. Integrated dishwasher. Opaque, UPVC double glazed windows to the rear and side. Opaque, UPVC double glazed door provides access to the rear.

First Floor Landing having a spindled balustrade to the return of the staircase opening. Opaque, UPVC double glazed window to the side. Panelled doors then provide access to the Three Bedrooms and Bathroom. Loft access point.

15'5" (into bay) x 11' Bedroom One. A superb, large Double Bedroom having a wide-angled, UPVC double glazed bay window to the front elevation. Modern, built-in wardrobes with chrome handles.

13'3" x 11' Bedroom Two. Another good Double Bedroom having a UPVC double glazed window to the rear elevation overlooking the Gardens. Contemporary, built-in wardrobes to the full length of one wall.

8'8" x 6'2" Bedroom Three. A larger-than-average Third Bedroom having a UPVC double glazed window to the front elevation.



7'10" x 6'2" Bathroom fitted with a modern white suite with chrome fittings comprising of: 'P' shaped bath with central, chrome mixer taps and additional, separate thermostatic shower over and curved, glass shower screen, low-level WC with push button flush, vanity sink unit with inset sink, storage beneath and wall-mounted, matching storage cupboard with mirror and inset lighting. Wall-mounted, heated chrome towel rail. Inset halogen lighting to the ceiling.



### Outside

Outside to the front, the property is approached via a paved Driveway providing Off Street Parking. There is then a gate at the side of the property which leads to the rear where there is a continuation of the Driveway leading to the Detached Garage.

There is a good-sized Garden to the rear with paved Patio and area of lawn with extensively stocked borders surrounding.

Always popular houses!

Approx Gross Floor Area = 1001.7 Sq. Feet  
= 93 Sq. Metres

