



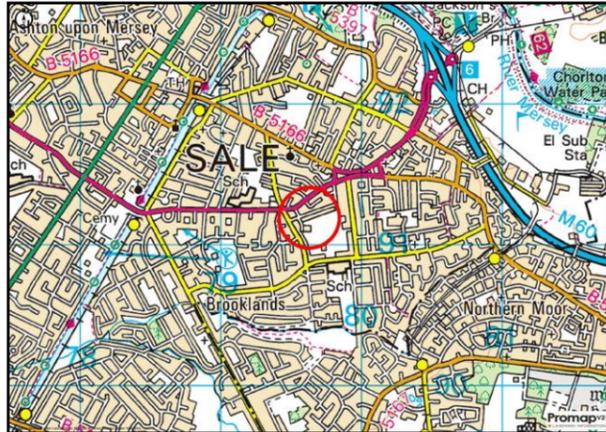
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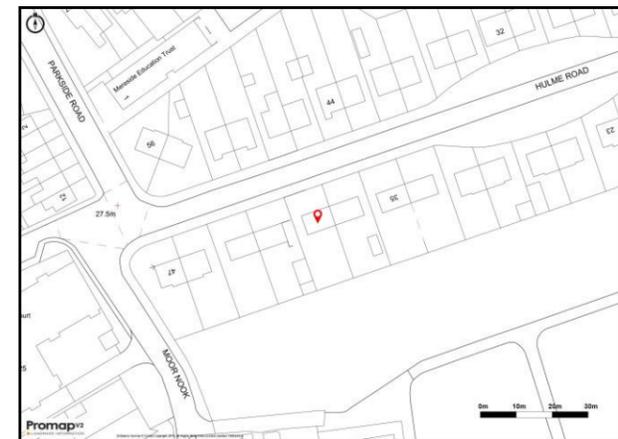
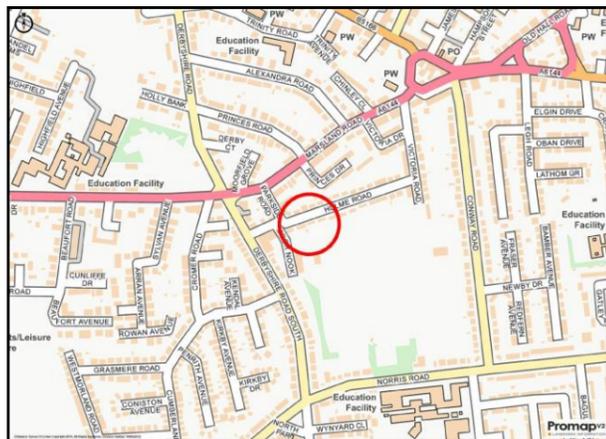


INDEPENDENT ESTATE AGENTS

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. Stay on the B5166 for 0.9 miles and then turn right to carry on the B5166. Turn right at the 1st cross street onto Baguley Road/ A6144. Turn right to stay on Baguley Road/ A6144 and continue along for 0.2 miles. Turn right onto Conway Road and then turn right. 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
Very energy efficient – lower running costs	A		86
B			
C			
D		67	
E			
F			
G			
Not energy efficient – higher running costs			

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.

Environmental Impact Rating		Current	Potential
Very environmentally friendly – lower CO2 emissions	A		86
B			
C			
D		66	
E			
F			
G			
Not environmentally friendly – higher CO2 emissions			

England & Wales EU Directive 2002/91/EC

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 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.



INDEPENDENT ESTATE AGENTS

39 Hulme Road Sale, M33 3HU



A SUPERBLY PRESENTED DOUBLE FRONTED SEMI DETACHED WHICH HAS THREE GOOD SIZED BEDROOMS AND A SUPERB GARDEN WHICH BACKS ONTO ALLOTMENTS. STYLISH RE FITTED KITCHEN.

Hall. Lounge. Dining Kitchen. Rear Porch/ Utility. Three Bedrooms - larger than average Bed Three. Shower Room. Ample Driveway Parking. Fantastic, large rear Garden which backs onto Allotments. Energy Rating: D

“ A superb Family Home! ”

£299,950



A superbly-presented, double fronted Semi-Detached which has Three good-sized Bedrooms including a larger-than-average 10' Bedroom Three.

The location is really convenient being close to several of the popular Schools and Sale Moor Village.



Internally there is neutral redecoration, fantastic re-fitted Dining Kitchen and re-fitted contemporary Shower Room.

In addition to the Accommodation there is ample Driveway Parking and a superb, landscaped rear Garden which backs onto Allotments.

An internal viewing will reveal:

The accommodation

Entrance Hall having an opaque, glazed spindled staircase rising to the First Floor. Openings into the Lounge and Dining Kitchen.

Lounge. An excellent-sized Reception Room having a set of UPVC double glazed French doors opening up onto the rear Garden. A further UPVC double glazed window to the front elevation. Part-hollowed-out chimney breast feature.

A stylish Dining Kitchen with plenty of space for a table. The Kitchen has recently been re-fitted with an extensive range of base and eye-level units with chrome handles and worktops over with inset, one-and-a-half bowl, white ceramic sink unit with mixer tap. Built-in 'Bosch', stainless steel fronted, electric double oven with 'Bosch', five ring gas hob and stainless steel and glass extractor hood over. Integrated 'Bosch' microwave. Integrated wine chiller. Integrated dishwasher. Integrated fridge freezer. Integrated washing machine and integrated dryer. Tiled floor. UPVC double glazed window to the front elevation and a further UPVC double glazed window to the rear which provides views over the Garden. Inset spotlights to the ceiling. Wall-mounted 'Vaillant' gas central heating boiler concealed within one of the wall-mounted units.

From the Kitchen there is an opening into the Hall/ Utility Room which has a door and window opening to the Garden.

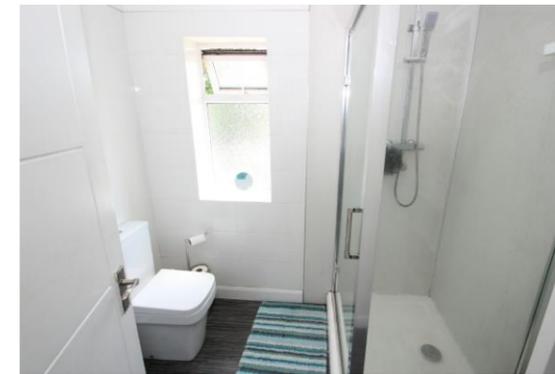
First Floor Landing having a UPVC double glazed window to the front elevation. Spindled balustrade to the return of the staircase opening. Loft access point. Doors open up into the Three Bedrooms and Shower Room.

Bedroom One. An excellent-sized Double Bedroom having a UPVC double glazed window to the front elevation and a further UPVC double glazed window to the rear which provides lovely views over the Garden and Allotments beyond.

Bedroom Two. Another good Double Bedroom having a UPVC double glazed window to the rear elevation which provides lovely views over the Garden and Allotments beyond.



Bedroom Three. A much larger-than-average Third Bedroom having a UPVC double glazed window to the front elevation.



The Shower Room is fitted with a contemporary white suite with chrome fittings comprising of: enclosed shower cubicle with thermostatic shower, low-level WC, pedestal wash hand basin. Part-tiled walls. Opaque, UPVC double glazed window to the rear elevation.

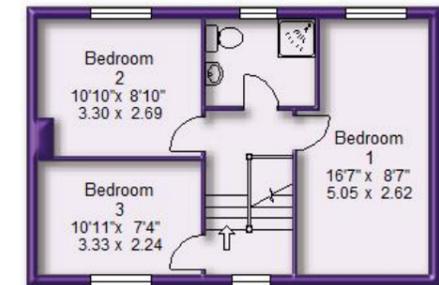
Outside

Outside to the front, the property is approached via a paved, double-width Driveway providing ample Off Street Parking; this continues down the side and via timber gates leads to the rear Garden.

To the rear, the property enjoys an excellent-sized, established Garden which is extremely Private as it backs directly onto Allotments. There is a large, shaped, paved Patio Area leading to the main area of lawn with established borders surrounding.

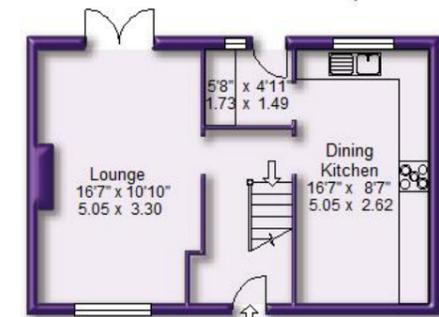


A superb Family Home!



First Floor

Approx Gross Floor Area = 862 Sq. Feet
= 79.9 Sq. Metres



Ground Floor