



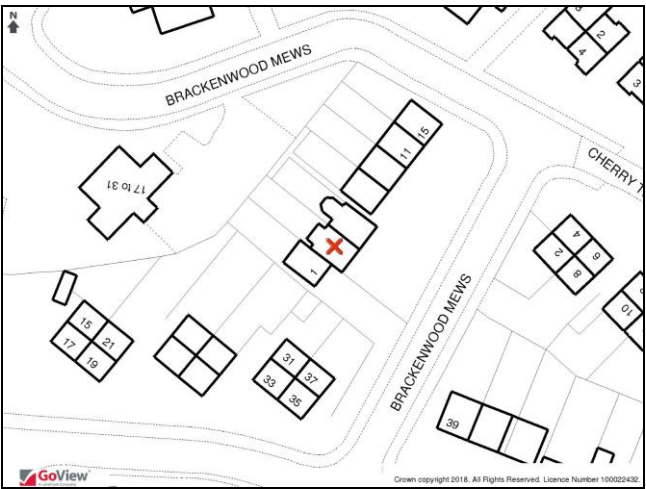
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

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



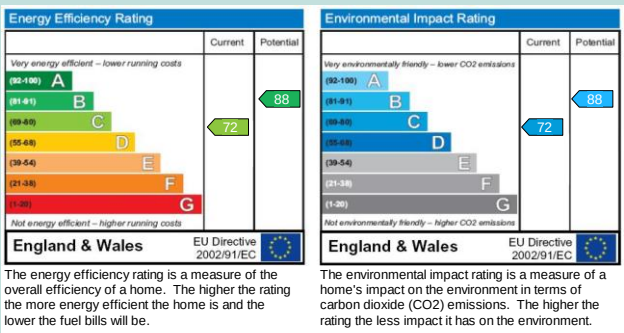
INDEPENDENT ESTATE AGENTS

location



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right).



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.



WATERSONS

INDEPENDENT ESTATE AGENTS

3 Brackenwood Mews Wilmslow, Cheshire, SK9 2QG



A WELL PRESENTED MODERN TERRACED PROPERTY IN THIS POPULAR RESIDENTIAL LOCATION CLOSE TO WILMSLOW TOWN CENTRE AND ALL ITS AMENITIES. 636sqft.

Hall. Open Plan Living/Dining Room. Kitchen. Three Bedrooms. Bathroom. Driveway. Garden. No Chain.

“ Offered for sale with no chain ”

£200,000

www.watersons.net

www.watersons.net

in detail



A well presented, modern Mews property positioned in this popular residential location close to Wilmslow Town Centre and all its amenities.

The property has excellent specification Kitchen and Bathroom fittings and extends to some 636 sq ft comprising an Open Plan Living/Dining Room and Kitchen to the Ground Floor and Three Bedrooms (originally Two) and a Bathroom to the First Floor.



Externally, there is a long Driveway providing ample off road parking and a low maintenance Garden to the rear.

The property is offered For Sale with No Chain and is therefore ideal for a first time buyer or someone looking to downsize from a family property and is literally ready to move into with the minimum of fuss.

Comprising:

Entrance Hall with spindle balustrade staircase rising to the First Floor. A door leads to the Ground Floor living accommodation.

Open plan Living/Dining Room and Kitchen with clearly defined areas. To the Living and Dining Room there are French doors enjoying views over and providing access to the rear Gardens. Access to useful under stairs storage.

The Kitchen is fitted with a range of white high gloss base and eye level units with stainless steel handles and solid wood worktops over. There is an integrated stainless steel oven and hob over and ample space for additional Kitchen appliances. Gas central heating boiler housed within the units. UPVC double glazed window to the front elevation.

To the First Floor Landing there is access to Three Bedrooms (originally Two) and a Family Bathroom.

Bedroom One with UPVC double glazed window to the rear elevation enjoying views over the Gardens to the rear.

Bedroom Two is a Single Room with UPVC double glazed window to the front elevation.

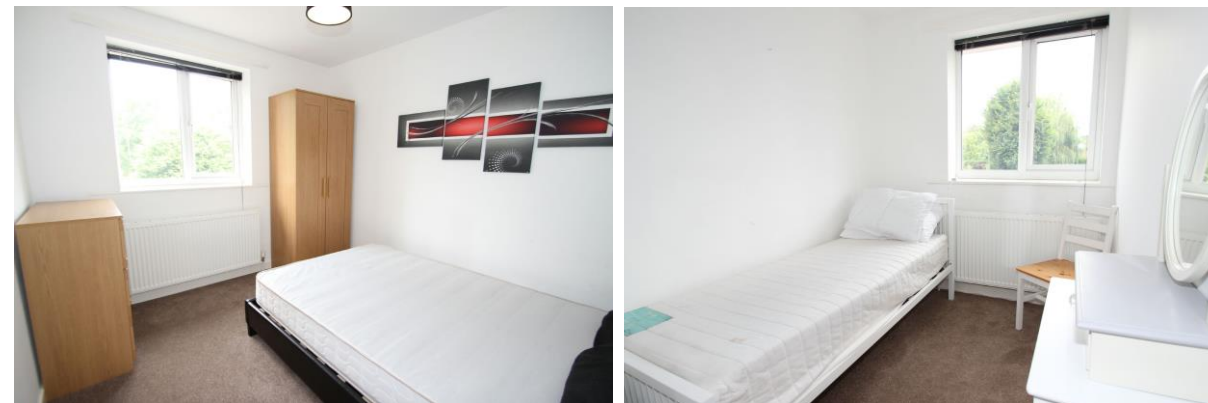
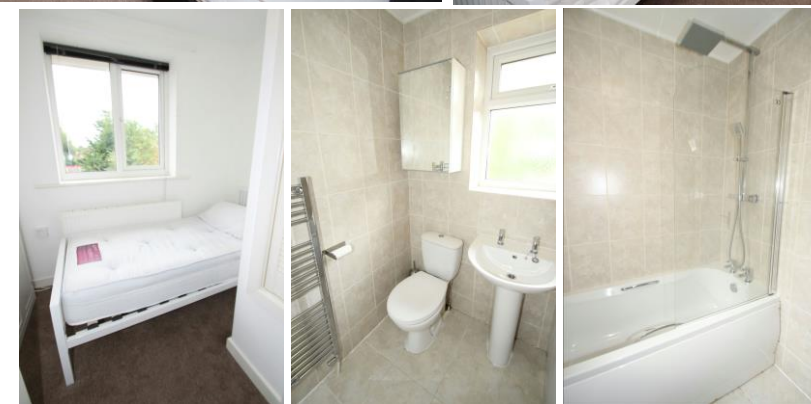
Bedroom Three is a Single Room with UPVC double glazed window to the front elevation.

The Bedrooms are served by the Bathroom, well appointed with a modern white suite and chrome fittings, providing a bath with thermostatic shower over, wash hand basin and WC. Extensive tiling to the walls and floor. Opaque UPVC double glazed window to the rear elevation.

Externally, there is a long Driveway providing ample off road parking.

To the rear there is a patio area adjacent to the back of the house accessed via French doors from the Living/Dining Room. Beyond there is a low maintenance gravelled Garden with stocked borders and enclosed within timber fencing.

This is property is offered For Sake with No Chain.



Approx Gross Floor Area = 636 Sq. Feet
= 58.95 Sq. Metres

