



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

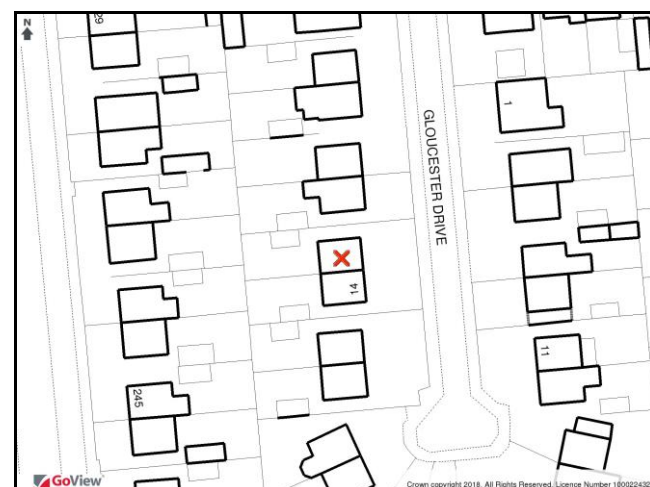
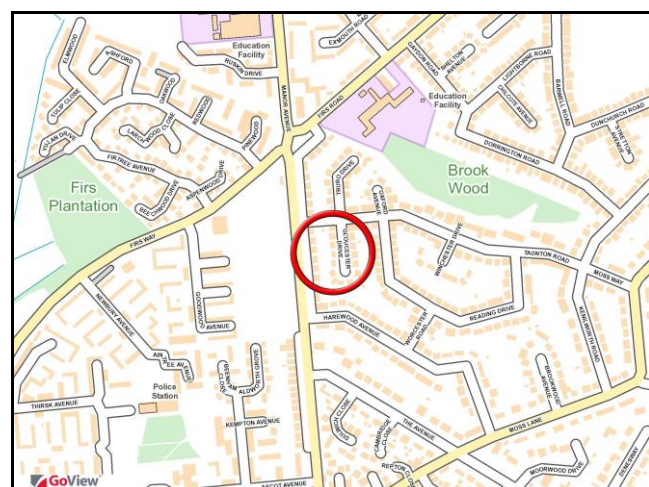


INDEPENDENT ESTATE AGENTS

location

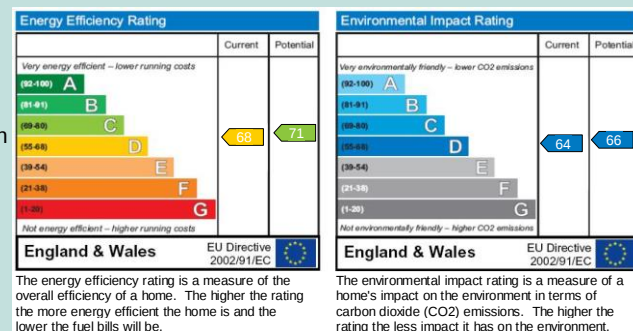


From our Watersons Sale Office, continue out of the one way system on School Road and take a sharp right onto Sibson Road. At the traffic lights go straight across Washway Road and straight onto Oaklands Drive. Continue to follow the one way system round onto Cranleigh Drive and at the bottom turn left onto Ashton Lane. After 0.4 miles turn left onto Moss Lane and continue along for half a mile. Turn right onto Moss Way and then continue onto Taunton Road. Turn left onto Gloucester Drive and 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).



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

12 Gloucester Drive Sale, M33 5DH



A STUNNING, COMPREHENSIVELY UPGRADED AND IMPROVED THREE BEDROOMED SEMI DETACHED LOCATED ON THIS EVER POPULAR CUL DE SAC. FABULOUS RE FITTED OPEN PLAN DINING KITCHEN.

Hall. Lounge. Dining Kitchen with granite worktops. Three Bedrooms. Bathroom. Ample Parking. Garage. Lovely Private rear Garden. Energy Rating: D

“ Such an immaculate property! ”

£339,950

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A stunning, comprehensively upgraded and improved, bay fronted, Three Bedroomed Semi-Detached.

The location is ideal, on a popular cul de sac which is ideal for several of the in demand Schools as well as being within an easy reach of Ashton on Mersey Village and Sale Town Centre.



Internally, the property has a stylish interior having been redecorated throughout, new floor coverings, re-fitted Open Plan Kitchen and fabulous window shutters.

In addition to the Accommodation there is ample Driveway Parking, lovely Private Gardens and a Detached Garage for storage.

An internal viewing will reveal:

The accommodation

Entrance Hallway having a leaded, opaque, UPVC double glazed front door with windows flanking both sides. Spindled staircase rises to the First Floor. Contemporary, glazed doors open to the Lounge and Dining Kitchen. A small door opens to a useful, understairs storage cupboard. Inset spotlights to the ceiling.

13'11" (into bay) x 10'11" Lounge. An excellent-sized Reception Room having a UPVC double glazed bay window to the front elevation with beautiful window shutters. Contemporary fireplace feature to one wall with electric fire with polished chrome fittings and remote control. Inset spotlights to the ceiling. Coved ceiling.

17'8" x 11'3" (max) wonderful, large Open Plan Dining Kitchen which has been comprehensively re-fitted with an extensive range of base and eye-level units with polished chrome handles and granite worktops over with inset sink unit with mixer tap. Built-in, electric oven with four ring induction hob and stainless steel and glass extractor hood over. Integrated 'Slimline' dishwasher. Integrated fridge freezer. UPVC double glazed window to the rear elevation overlooking the Gardens and a set of sliding Patio doors open up to the rear both with remote control blinds. UPVC double glazed window to the side elevation. Extensive spotlights to the ceiling. Tiled floor. Door opens to cupboard which houses the

'Glow-worm' gas central heating boiler and also has space and plumbing suitable for a washing machine.

First Floor Landing having an opaque, UPVC double glazed window to the Half Landing. Doors then open to the Three Bedrooms and Bathroom. Loft access point.

13'10" (into bay) x 10'11" Bedroom One. A spacious Double Bedroom having a UPVC double glazed window to the front elevation, again, with beautiful window shutters. Built-in wardrobes, Dressing Area and drawers to one wall. Inset spotlights to the ceiling.

11'3" x 11' Bedroom Three. Another good Double Bedroom having a UVC double glazed window to the rear elevation overlooking the Gardens.

7'4" x 6'6" Bedroom Three having a UPVC double glazed window to the front elevation with window shutters.



8'1" x 6'5" good-sized Bathroom fitted with a modern white suite with chrome fittings comprising of: double-ended, panelled bath with central chrome mixer taps plus additional, thermostatic shower over and fitted glass shower screen, vanity sink unit, low-level WC. Wall-mounted, chrome towel rail. Inset spotlights to the ceiling. Part-tiled walls. Opaque, UPVC double glazed window to the rear.

Outside

Outside to the front, the property is approached via a paved Driveway providing ample Off Street Parking. This then continues down the side of the property leading to the Garden and Detached Garage.

The Garage has power light and a single access door to the front with a UPVC double glazed window to the side.

The Gardens are a lovely feature of the property having a paved Patio Area leading onto the main area of lawn with well-established borders surrounding making the Garden feel extremely Private.

Such an immaculate property!



Approx Gross Floor Area = 859 Sq. Feet
= 79.62 Sq. Metres

