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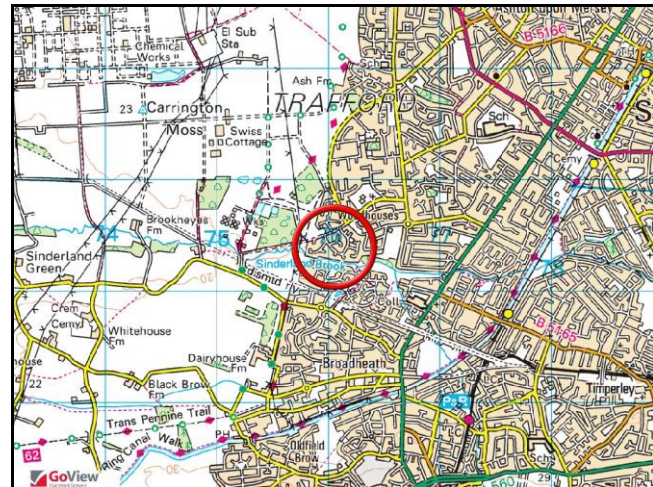
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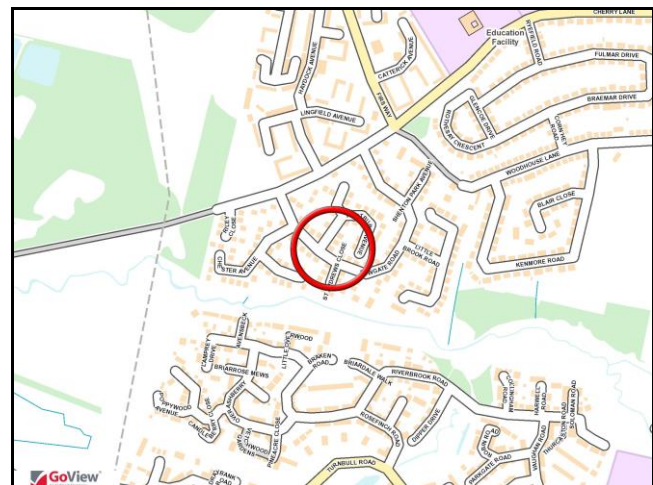


INDEPENDENT ESTATE AGENTS

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 for quite some time. Eventually, turn right onto Woodhouse Lane and continue along. At the first roundabout take the 3rd exit onto Manor Avenue. Proceed along for some time and at the second roundabout take the 1st exit onto Cherry Lane. Continue straight back onto Woodhouse Lane and then turn left onto Newgate Road. Turn left again onto Westbury Avenue and the property will be found on the right hand side.



51 Westbury Avenue Sale, M33 4WQ



A WELL KEPT TWO BEDROOMED SEMI DETACHED LOCATED ON THIS EVER POPULAR DEVELOPMENT. AMPLE DRIVEWAY PARKING. LOVELY REAR GARDEN.

Porch. Lounge. Breakfast Kitchen. Two Bedrooms. Bathroom. Lovely Private rear Garden. Driveway Parking. NO CHAIN!

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		89
B			
C			
D		66	
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		89
B			
C			
D		63	
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.

“ Always popular houses! ”

£185,000

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.

in detail



A well-kept, Two Bedroomed Semi-Detached which is located on this ever popular Development.
There are good-sized rooms throughout including a 17'4" x 12'10" Lounge and 12'11" x 9' Kitchen.



In addition to the accommodation there is ample Driveway Parking and lovely, enclosed rear Garden.

An internal viewing will reveal:

The accommodation

Entrance Porch having a UPVC double glazed front door. UPVC double glazed window to the front. Door through to the Lounge.

17'4" x 12'10" Lounge. A superb, large Reception Room having a UPVC double glazed leaded window. Staircase rises to the First Floor. Door through to the Kitchen.

12'11" x 9' Dining Kitchen. A well-proportioned room with plenty of space for a dining table. The Kitchen is fitted with a range of base and eye-level units with worktops over with inset stainless steel sink unit. Ample space for a range of freestanding appliances. Wall mounted gas central heating boiler. UPVC double glazed window to the rear elevation overlooking the Gardens and an opaque, UPVC double glazed door provides access to the rear.

First Floor Landing having doors providing access to the Two Bedrooms and Bathroom.

12'11" x 9'9" Bedroom One. A superb Double Bedroom having a UPVC double glazed window to the front elevation.

12'11" x 9' Bedroom Two. Another good-sized Bedroom having a UPVC double glazed window to the rear elevation overlooking the Gardens.

8' x 4'8" Bathroom fitted with a suite comprising of: panelled bath, pedestal wash hand basin, low-level WC, Opaque, UPVC double glazed window to the side elevation. Part-tiled walls. Built-in storage space over the stairs.

Outside

Outside to the front, the property is approached via a paved Driveway which provides ample Off Street Parking which continues down the side of the property

There is a lovely, enclosed broadly East facing rear Garden mostly laid to lawn with established borders.

Always popular houses!



Approx Gross Floor Area = 722 Sq. Feet
= 66.93 Sq. Metres

