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INDEPENDENT ESTATE AGENTS







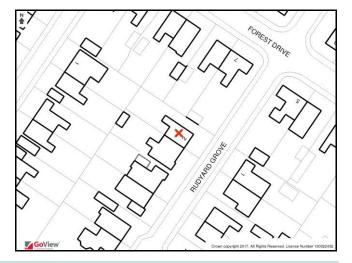






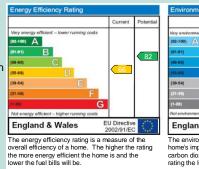
From our Watersons Sale Office, continue out of the one ways system on School Road and take a sharp right onto Sibson Road. At the traffic lights turn left onto Washway Road and proceed along for 1 mile. Eventually, turn right onto Forest Drive and the left onto Rudyard Grove and the property will be found on the right hand side.

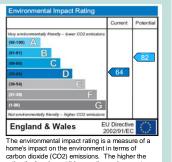




energy efficiency

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

2 Rudyard Grove Sale, M33 4RR



AN EXCELLENT SIZED THREE BEDROOMED SEMI DETACHED WHICH ENJOYS A SUPERB PRIVATE REAR GARDEN. LOVELY CUL DE SAC LOCATION. SOME GENERAL MODERNISATION REQUIRED.

Hall. Lounge. Dining Room. 22' Breakfast Kitchen. Three Bedrooms. Bathroom. Ample Parking. Established Gardens. NO CHAIN.



Perfect for a buyer to 'stamp their own mark' on a property!



£300,000

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in detail





An excellent-sized, Three Bedroomed Semi-Detached which enjoys good-sized rooms throughout.

The location is very popular, on a lovely cul de sac, ideal for several of the Local Schools including Ashton on Mersey Secondary and Woodheys Primary.



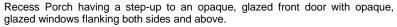
Although the property has been well-kept it is in need of some general modernisation and offers excellent scope to extend.

In addition to the accommodation there is ample Parking and lovely established Gardens.

An internal viewing will reveal:



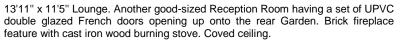


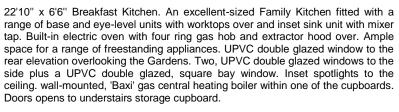


Spacious Entrance Hallway having doors opening to the Dining Room and Breakfast Kitchen. Staircase rises to the First Floor. Dado rail surround.



13'10" (into bay) x 11'4" Dining Room. A well-proportioned Reception Room having a wide-angled, UPVC double glazed bay window to the front elevation. Coved ceiling. large opening into the Lounge.







First Floor Landing having a UPVC double glazed window to the Half Landing. Doors then provide access to the Three Bedrooms and Bathroom.

15'10" (into bay) x 11'6" (into wardrobes) Bedroom One. An excellent-sized Double Bedroom having a wide-angled, UPVC double glazed bay window to the front elevation. Built-in wardrobe cupboards across one wall.

12'4" x 11'6" (into wardrobes) Bedroom Two. Another good Double Bedroom having a UPVC double glazed window to the rear elevation overlooking the Gardens. Built-in wardrobe cupboards across one wall.

 $8'8" \times 6'8"$ Bedroom Three having a UPVC double glazed window to the front elevation. Built-in wardrobe cupboard.

8'7" 6'8" Bathroom fitted with a modern white suite with chrome fittings comprising of: 'P' shaped panelled bath, low-level WC with push button flush, wall-hung wash









hand basin, enclosed shower cubicle with thermostatic shower. Tiled floor. Ceramic tiled walls. Inset spotlights to the ceiling. Two, opaque, UPVC double glazed windows to the side elevation.

Outside

Outside to the front, the property is approached via a Driveway providing ample Off Street Parking; this continues down the side leading to the rear Garden.

The Gardens are of a good size and extremely Private, mostly laid to lawn with well-established borders surrounding.

Perfect for a buyer to 'stamp their own mark' on a property!

Approx Gross Floor Area = 1078 Sq. Feet = 99.93 Sq. Metres

