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INDEPENDENT ESTATE AGENTS

location



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.



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! ”

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	(92-100)		82
B	(81-91)		
C	(69-80)		
D	(55-68)	66	
E	(39-54)		
F	(21-38)		
G	(1-20)		
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	(92-100)		82
B	(81-91)		
C	(69-80)		
D	(55-68)	64	
E	(39-54)		
F	(21-38)		
G	(1-20)		
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 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.

£300,000

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:

The accommodation

Recess Porch having a step-up to an opaque, glazed front door with opaque, glazed windows flanking both sides and above. 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.

13'11" x 11'5" Lounge. Another good-sized Reception Room having a set of UPVC double glazed French doors opening up onto the rear Garden. Brick fireplace feature with cast iron wood burning stove. Coved ceiling.

22'10" x 6'6" Breakfast Kitchen. An excellent-sized Family Kitchen fitted with a range of base and eye-level units with worktops over and inset sink unit with mixer tap. Built-in electric oven with four ring gas hob and extractor hood over. Ample space for a range of freestanding appliances. UPVC double glazed window to the rear elevation overlooking the Gardens. Two, UPVC double glazed windows to the side plus a UPVC double glazed, square bay window. Inset spotlights to the ceiling. wall-mounted, 'Baxi' gas central heating boiler within one of the cupboards. Doors opens to understairs storage cupboard.

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

8'7" x 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

