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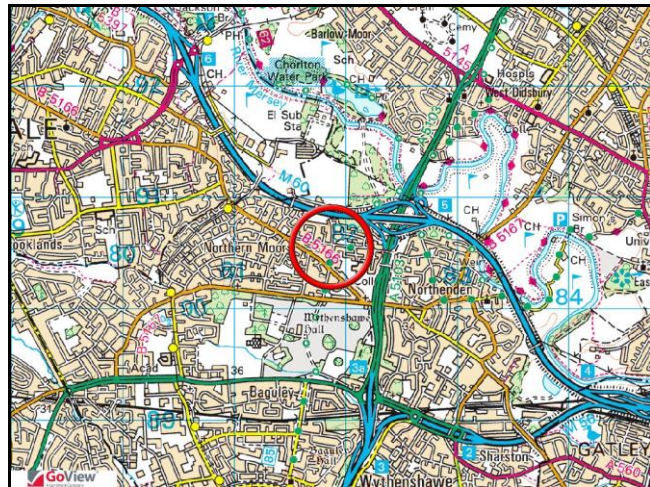
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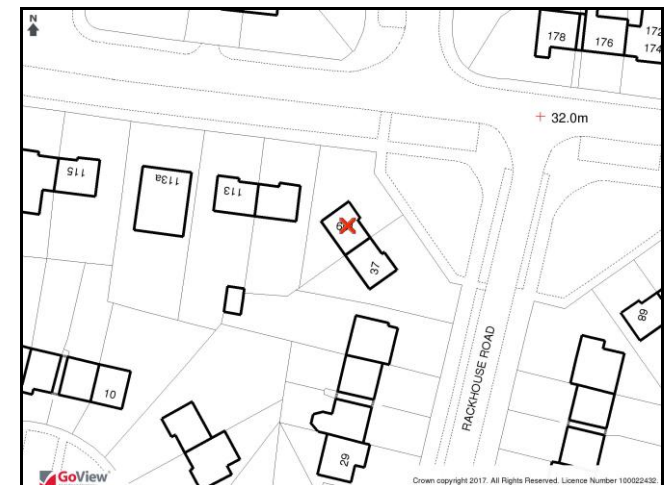


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale office, continue out of the one way system on School Road and take a sharp left onto Sibson Road. Continue to follow the road round onto Springfield Road and at the traffic lights turn right back onto School Road which quickly becomes Northenden Road. Turn right to stay on the B5166 and then turn right at the first cross street onto Baguley Road. Continue straight onto Northenden Road and after some time turn left onto Yew Tree Lane. The property will be found on the right hand side.



INDEPENDENT ESTATE AGENTS

109 Yew Tree Lane Manchester, M23 0EE



AN EXCELLENT SIZED THREE DOUBLE BEDROOMED SEMI DETACHED WHICH ENJOYS A LOVELY CORNER POSITION WITH GARDENS TO THREE SIDES AND AMPLE DRIVEWAY PARKING. LOVELY POSITION WITH OPEN GREEN TO THE FRONT.

Hall. Large 16' Lounge. Kitchen. Bathroom + Sep WC. Three good-sized Double Bedrooms. Ample Parking on a good-sized Driveway. Established Gardens.

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		
B			
C			
D			
E			
F			
G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	72

Environmental Impact Rating		Current	Potential
Very environmentally friendly – lower CO2 emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly – higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	68

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.

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.

“ A superb amount of space on offer! ”

£159,950

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that 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



An excellent-sized, Three Double Bedroom Semi-Detached located within this popular neighbourhood.

The property enjoys lovely established Gardens to Three sides plus ample Driveway Parking.



Internally there is neutral re-decoration, modern Kitchen and Bathroom fittings and UPVC double glazing.

The location is really convenient being within an easy reach of the Metrolink at Sale Road, Local Shops and the open space of Wythenshawe Park.

An internal viewing will reveal:

The accommodation

Entrance Hall having staircase rising to the First Floor. Doors open to the Lounge, Kitchen, Bathroom and Separate WC.

16'2" x 10'10" Lounge. A lovely, large Reception Room having a UPVC double glazed window to the front and a set of UPVC double glazed French doors open to the Garden.

10'10" x 9'11" Kitchen fitted with a range of modern base and eye-level units with worktops over and inset white ceramic sink unit with mixer tap. Built-in, stainless steel fronted electric oven with four ring ceramic hob and extractor over. Ample space for a range of freestanding appliances. UPVC double glazed window to the rear overlooking the Garden. Opaque, UPVC double glazed door to the rear. Doors open to a useful understairs cupboard.

The Bathroom is fitted with a modern white suite with chrome fittings and comprises of: enamelled panelled bath with thermostatic shower over and fitted shower screen, vanity sink unit with white-gloss finish. Opaque, UPVC double glazed window to the front. Part-tiled walls.

First Floor Landing having doors opening to the Three Bedrooms.

16'2" x 9'8" Bedroom One. A superb, large Double Bedroom having UPVC double glazed windows to the front and rear elevation. Stripped and painted wooden floor.

12'3" x 7'9" Bedroom Two. Another good-sized Bedroom having a UPVC double glazed window to the front.

12'2" x 7'1" Bedroom Three. A much larger-than-average Third Bedroom having a UPVC double glazed window to the rear overlooking the Gardens.

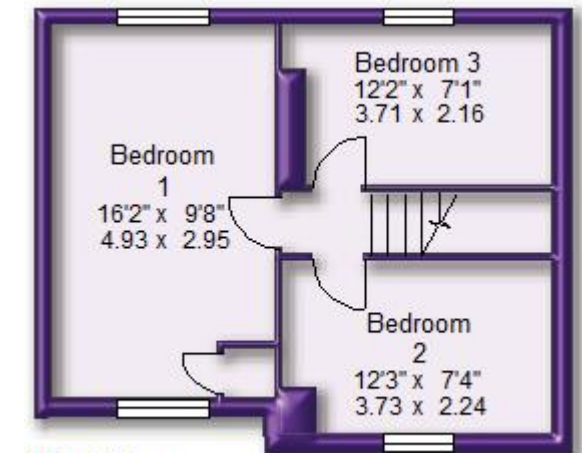
Outside

Outside to the front, there is ample Driveway Parking. There is then a timber gate leading to the rear.

The property enjoys good-sized established Gardens to Three sides, mostly lawned areas to the front with a further area of lawn to the rear with Patio Area.

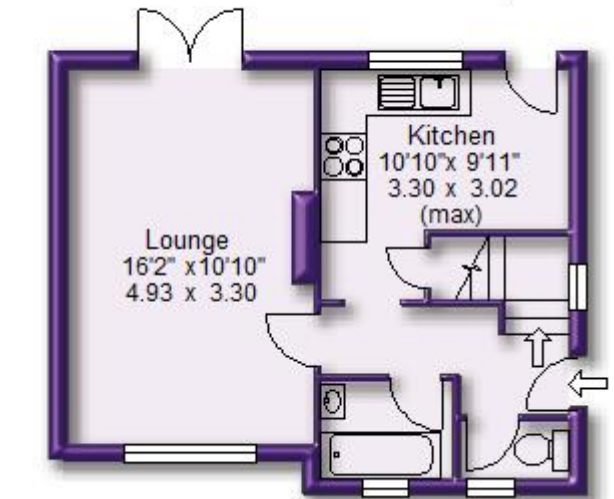


A superb amount of space on offer!



First Floor

Approx Gross Floor Area = 740 Sq. Feet
= 68.59 Sq. Metres



Ground Floor