



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



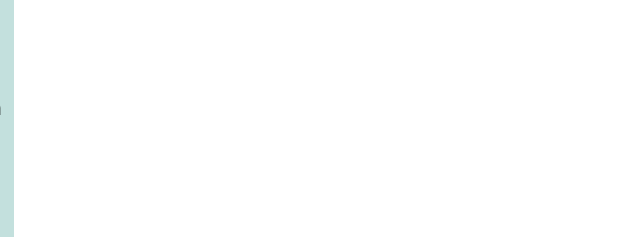
From our Watersons Sale Office, continue out of the one way system on School Road and take a sharp right onto Sibson Road. At the traffic lights go straight across Washway Road and onto Oaklands Drive. Continue to follow the one way system round onto Cranleigh Drive and at the top of the road turn right onto Ashton Lane. At the next set of traffic lights turn left back onto Washway Road and continue along for some time towards Stretford. After some time, use the 2 right lanes to turn slightly right to stay on the A56. Continue straight onto Chester Road/ A56. At the traffic lights turn right onto Edge Lane and continue along. Continue onto Wilbraham Road and then after a some time turn left onto Barlow Moor Road. Turn left again onto MacAuley Road and then turn left onto Crimsworth Avenue. Turn right to stay on Crimsworth Avenue 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).

To Follow



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

20 Crimsworth Avenue Chorlton, Manchester, Greater Manchester, M16 0FB



AN EXCELLENT SIZED THREE BEDROOMED SEMI DETACHED LOCATED ON THIS VERY POPULAR CUL DE SAC IDEAL FOR CHORLTON VILLAGE AND THE METROLINK. LOVELY PRIVATE REAR GARDEN.

Porch. Hall. Lounge. Dining Room. Morning room. Kitchen. Three good sized bedrooms. Re fitted Bathroom. Driveway. Lovely established garden with decked patio.

“ Such a great location for the Village! ”

Offers Over: £300,000

in detail



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

The location is ideal, being on a popular cul de sac which is within an easy reach of Chorlton Village, the Metrolink and several of the Local Schools.



Internally the property offers over 1100 sqft of accommodation and includes: a re-fitted Bathroom, neutral re-decoration and UPVC double glazing.

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

An internal viewing will reveal:

Entrance Porch having UPVC double doors with windows flanking both sides. Inner door to the Hallway.

Hallway. A spacious Entrance into the property having doors opening to the Lounge, Kitchen and understairs storage. Staircase rises to the First Floor. Window to the side.

Excellent sized 27'3" (into bay) x 11'7" Lounge and Dining Room having a UPVC double glazed, angled bay window to the front. There is a set of French doors opening onto the decked Patio Area. Lovely fireplace feature within the Lounge.

10'5" x 6'3" Morning Room having a UPVC double glazed window to the side. Opening directly to the Kitchen.

8'7" x 7'5" Kitchen fitted with a range of base and eye-level units with worktops over and inset double sink unit. Built-in oven. Space for additional appliances. UPVC double glazed windows to the rear and side. Door opens to the Garden.

First Floor Landing having doors opening to the Three Bedrooms and Bathroom. Window to the side.

15'8" (into bay) x 11'8" Bedroom One. A superb, large Double Bedroom having an angled, UPVC double glazed bay window to the front. Built-in wardrobes to One wall.

12'9" x 11'8" Bedroom Two. Another good Double Bedroom having a UPVC double glazed window to the rear overlooking the Garden.

9'7" x 6'10" Bedroom Three. Recently re-plastered ready for a purchaser to decorate; having a UPVC double glazed window to the front.

Bathroom. An excellent-sized room re-fitted with a white suite with contemporary chrome fittings comprising of: panelled bath, separate, large walk-in shower enclosure, low-level WC, pedestal wash hand basin. Opaque, UPVC double glazed window to the rear. Tiled floor.

Outside, the property is approached via a Driveway providing Off Street Parking. This continues down the side leading to the Garage and Garden.

To the rear, the property enjoys a beautiful Private Garden which has a raised decked Patio leading to the main area of lawn with borders surrounding.



Approx Gross Floor Area = 1125 Sq. Feet
= 104.28 Sq. Metres

