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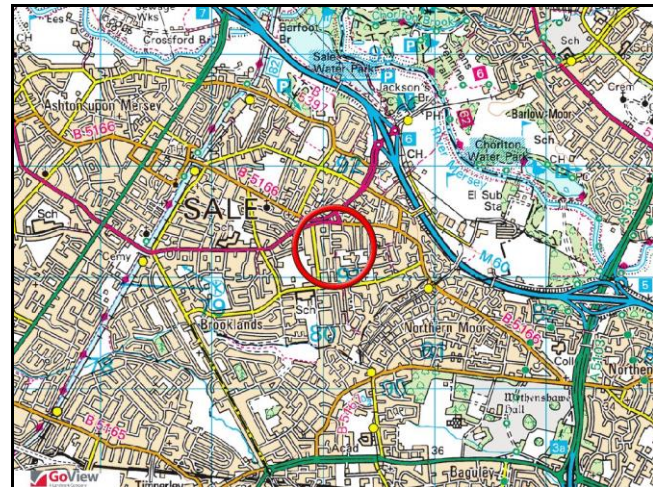
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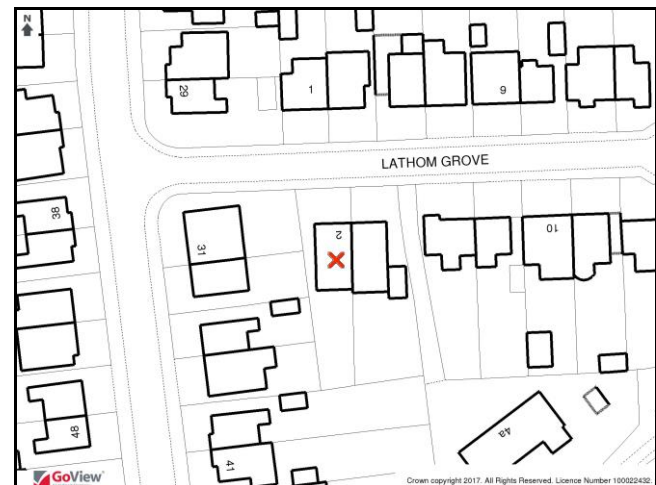


INDEPENDENT ESTATE AGENTS

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 after a short distance turn right at the 1st cross street onto Baguley Road. Turn right back onto Northenden Road and then turn left onto Legh Road. Turn left again onto Lathom Grove and the property will be found on the right hand side.



INDEPENDENT ESTATE AGENTS

2 Lathom Grove Sale, M33 2SX



AN EXCELLENT SIZED THREE BEDROOMED SEMI DETACHED WHICH HAS A SUPERB AMOUNT OF GROUND FLOOR ACCOMMODATION. IDEAL CUL DE SAC LOCATION. PRIVATE REAR GARDEN. STYLISH RE-FITTED BATHROOM.

Hall. 21' Lounge. Dining Room. 18' Conservatory with glass roof. 18' Kitchen. Three Bedrooms. Contemporary Bathroom. Driveway and Gardens. Energy Rating: D

“ Viewing is a must to appreciate the space on offer! ”

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		Environmental Impact Rating	
Current	Potential	Current	Potential
	56	50	65
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	
<small>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.</small>		<small>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.</small>	

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.

Offers Over: £280,000



An excellent-sized, Three Bedroomed Semi-Detached which has been comprehensively extended to the Ground Floor.

The location is really popular being on a cul de sac just off Legh Road which is close to several of the Schools and ideal for Sale Moor Village.



Internally the property has been extended full-width to the rear plus it has a superb Conservatory with glass roof and French doors. Other improvements include the stylish re-fitted contemporary Bathroom which has a freestanding bath and a separate shower cubicle.

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

An internal viewing will reveal:

The accommodation

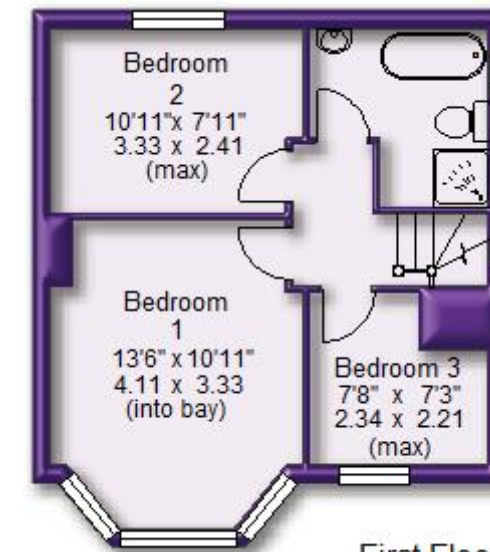
Entrance Porch having a leaded, UPVC double glazed front door. Step-up to a glazed, panelled inner door through to the Entrance Hallway.

Entrance Hall having stripped wooden floors. Doors then provide access to the Kitchen and Lounge. Staircase rises to the First Floor.

21'5" (into bay) x 11'1" Lounge. A wonderful, large Reception Room having a wide-angled, leaded UPVC double glazed window to the front. Continuation of the stripped wooden floors. Attractive fireplace feature to the chimney breast with open fire. Coved ceiling. Dado rail surround. Large opening into the Sitting Room.

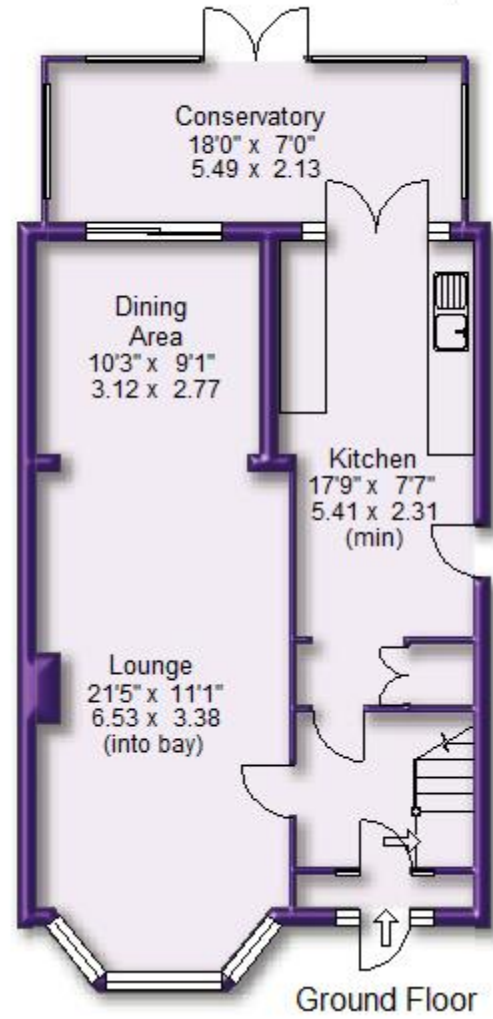
10'3" x 9'1" Sitting Room having a set of sliding Patio doors opening up into the Dining Room/ Conservatory extension.

18' x 7' Dining Room/ Conservatory extension. A wonderful addition to the property having UPVC double glazed windows to the Three elevations and a set of UPVC double glazed French doors open up onto the Garden. Double glazed glass roof.



First Floor

Approx Gross Floor Area = 1091 Sq. Feet
 = 101.13 Sq. Metres



17'9" x 7'7" Kitchen fitted with a range of base units with worktops over and inset stainless steel sink unit with mixer tap. Ample space for a range of freestanding appliances. UPVC double glazed French doors open up to the Dining Room/ Conservatory extension. Leaded, UPVC double glazed window opens to the side. Tiled floor. Double doors open to useful understairs storage cupboard which houses the 'Worcester' gas central heating boiler which the vendor informs us is under 5 years old.



First Floor Landing having painted, stripped wooden floors. Panelled doors then open to the Three Bedrooms and Bathroom.

13'6" (into bay) x 10'11" Bedroom One. A well-proportioned Double Bedroom having a leaded, angled, UPVC double glazed bay window to the front elevation. Painted, stripped wooden floors.



in detail



10'11" reducing to 10'3" x 7'11" Bedroom Two having a UPVC double glazed window to the rear elevation overlooking the Gardens. Stripped wooden floors.

7'4" x 7'8" (max) Bedroom Three having a leaded, UPVC double glazed window to the front elevation.



A stylish Bathroom recently re-fitted with a contemporary suite comprising of: freestanding, claw-foot bath with central chrome mixer taps, separate enclose shower cubicle with thermostatic shower which has an oversized 'Drench' showerhead plus, an additional, flexible shower hose, low-level WC with push button flush, wall-hung vanity sink unit with twin drawers beneath. Tiled floor. Matte grey, wall-mounted, heated towel rail. UPVC double glazed window to the side elevation. Inset spotlights to the ceiling.



Outside

Outside to the front, there is a paved Driveway providing Off Street Parking.

To the rear, the property enjoys a lovely, Private, good-sized Garden having a large, paved Patio leading to an area of lawn with well-established borders surrounding.

Viewing is a must to appreciate the space on offer!

