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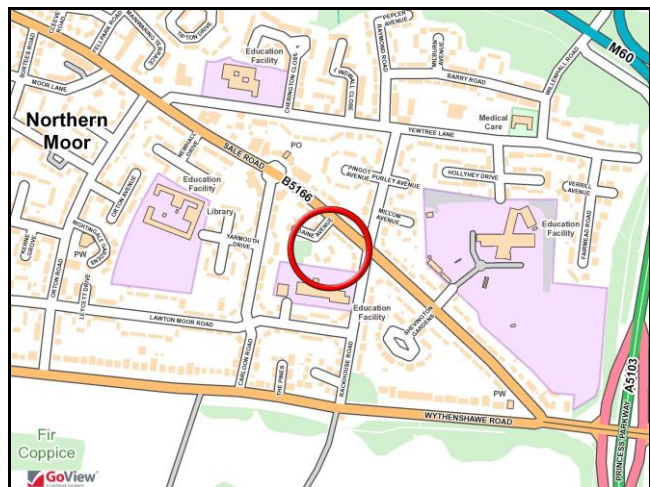


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, continue out of the one way system on School Road and take a sharp left onto Sibson Road. 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 at the 1st cross street turn right onto Baguley Road. Continue straight across Northenden Road and continue to follow the B5166. Eventually, turn right onto Daine Avenue and the property will be found on the left 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).

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs	A		82
B			
C			
D		66	
E			
F			
G			
Not energy efficient – higher running costs			

Environmental Impact Rating		Current	Potential
Very environmentally friendly – lower CO2 emissions	A		79
B			
C			
D		64	
E			
F			
G			
Not environmentally friendly – higher CO2 emissions			

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.

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.



INDEPENDENT ESTATE AGENTS

5 Daine Avenue Manchester, M23 0BG



AN EXCELLENT SIZED THREE DBL BEDROOMED SEMI DETACHED WHICH ENJOYS SUPERB ESTABLISHED GARDENS AND DRIVEWAY PARKING. MODERN INTERIOR.

Porch. Hall. Lounge. Breakfast Kitchen. GF Bathroom. Three double Bedrooms. Ample parking. Great gardens.

“ A superb amount of space on offer! ”

£165,000

in detail



An excellent-sized, Three Double Bedroom Semi-Detached located on this popular cul de sac. The property enjoys lovely established Gardens to Three sides plus Driveway Parking to the front.



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 Porch having glazed door and windows and inner door to the Hallway.

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

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. Stripped wooden floor. Period fire surround to the chimney breast. Inset spotlights.

12'4" x 10'1" Breakfast Kitchen fitted with a range of modern base and eye-level units with worktops over and includes a useful Breakfast Bar. Inset stainless steel sink unit. Ample space for a range of freestanding appliances. Square bay window to the rear. Doors open to a useful store cupboard.

First Floor Landing having doors opening to the Three Bedrooms.

16'3" x 9'8" Bedroom One. A superb, large Double Bedroom having windows to the front and rear elevation. Stripped wooden floor.

12'4" x 7'9" Bedroom Two. Another good-sized Bedroom having a window to the front. Stripped wooden floor.

11' x 7'2" Bedroom Three. A much larger-than-average Third Bedroom having a window to the rear overlooking the Gardens.

Outside

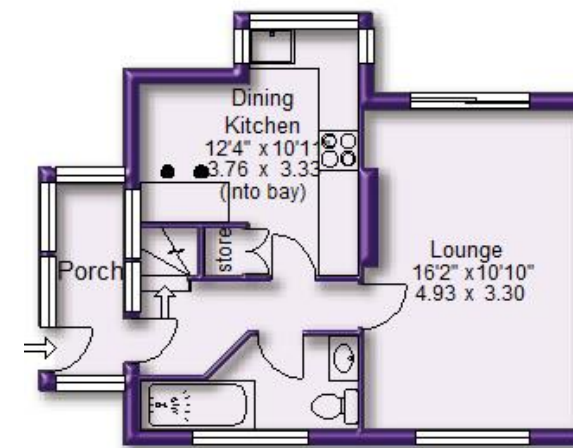
Outside to the front there is Driveway Parking. There is then a timber gate leading to the rear.

The property enjoys good-sized established Gardens to Three sides, landscaped with numerous well-stocked borders alongside paved and decked Patios.

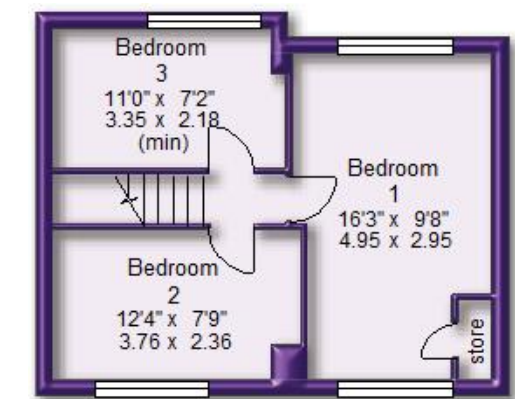
A superb amount of space on offer!



Approx Gross Floor Area = 799 Sq. Feet
= 74.06 Sq. Metres



Ground Floor



First Floor