



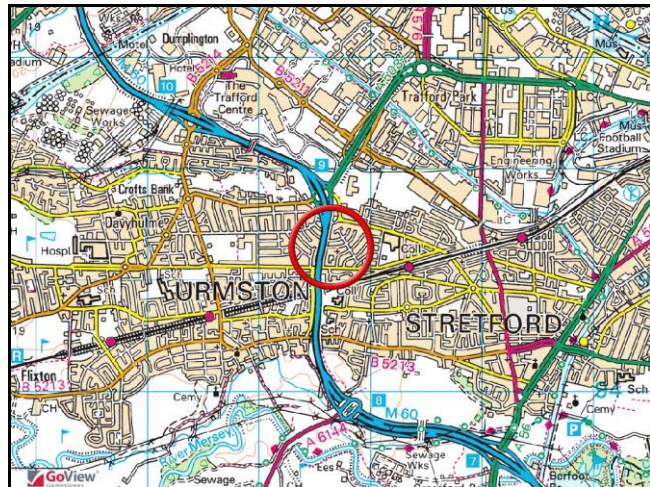
HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

SALE OFFICE:
 91-93 SCHOOL ROAD, SALE,
 CHESHIRE M33 7XA
 TEL: 0161 973 6688
 FAX: 0161 976 3355
 Email: sale@watersons.net

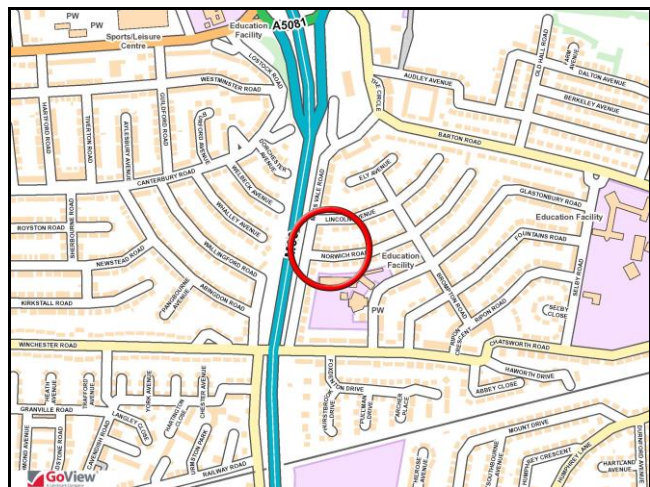


INDEPENDENT ESTATE AGENTS

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 straight on Oaklands Drive. Continue to follow the one way system round onto Cranleigh Drive and at the bottom turn right onto Ashton Lane. At the traffic lights turn left onto Washway Road and continue along for some time being sure to follow the A56. Eventually, turn slightly left to merge onto the M60 towards M61/ M62/ Bolton/ Leeds. At Junction 9, take the A5081 exit to Urmston/ Trafford Park. At Lostock Circle, take the 2nd exit onto Barton Road and then turn right onto Moss Vale Crescent. Moss Vale Crescent turns slightly left and becomes Moss Vale Road. Turn left onto Norwich Road 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).

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.



WATERSONS

INDEPENDENT ESTATE AGENTS

66 Norwich Road Stretford, M32 9TY



A WELL PROPORTIONED THREE BEDROOMED SEMI DETACHED WHICH IS IN NEED OF SOME GENERAL MODERNISATION. LOVELY GOOD SIZED REAR GARDEN.

Porch. Hall. Lounge. Morning Room. Kitchen. Three Beds. Bathroom. Driveway and Garage. Great Garden. NO CHAIN!

“ Offered for sale with no chain! ”

£175,000



A well-proportioned, Three Bedroomed Semi-Detached which is in need of some general modernisation.

The property is well located close to the Motorway Network, Local Shops and several of the popular Schools.



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

This will be a great opportunity for a buyer to 'stamp their own mark' on a property.

An internal viewing will reveal:

The accommodation

Entrance Porch having sliding Patio doors to the front. Step-up to a multi-paned inner door with windows flanking both sides and above.

Entrance Hallway having an opaque, glazed door through to the Lounge. Staircase rises to the First Floor. Picture rail surround.

20'9" (into bay) x 10'10" Lounge/ Dining Room. A well-proportioned Reception Room having a wide, hardwood, double glazed bay window to the front elevation. There is then a set of sliding Patio doors opening up onto the rear Garden. Picture rail surround. Coved ceiling. Opaque, glazed door through to the Morning Room.

77" x 6'5" Morning Room having a window to the side elevation. Opening into useful, understairs storage space and a further opening into the Kitchen.

6' x 5'11" Kitchen having a double glazed window to the rear elevation overlooking the Gardens. Opaque, UPVC double glazed door opens to the side. Fitted base unit with some wall-mounted cupboards and inset stainless steel sink unit.

First Floor Landing having a window to the Half Landing. Doors then provide access to the Three Bedrooms, Bathroom and Separate WC. Picture rail surround.

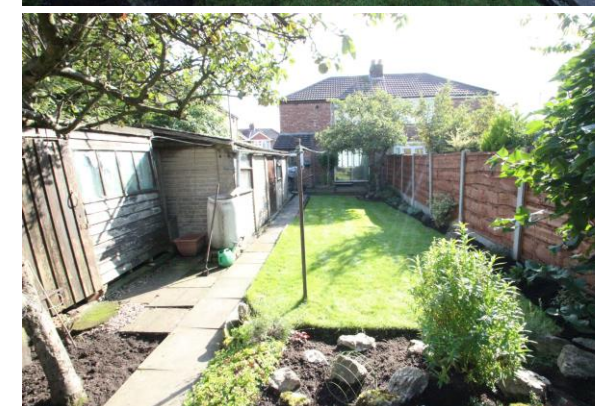
12'3" (into bay) x 10'6" Bedroom One having a wide bay window to the front elevation with secondary glazing. Tiled fire surround to the chimney breast. Picture rail surround.

10'11" x 7'11" Bedroom Two having a window to the rear elevation with secondary glazing and providing lovely views over the Garden. Picture rail surround. Again, the room has a tiled fireplace to the chimney breast.

8'3" x 6'11" Bedroom Three having a window to the front elevation with secondary glazing. Picture rail surround.

7'8" x 4'8" Bathroom fitted with a suite comprising of: enamelled panelled bath, pedestal wash hand basin. Part-tiled walls. Opaque window to the side elevation. Built-in cupboard housing the 'Worcester' gas central heating boiler.

Separate WC fitted with a low-level WC. Opaque window to the side elevation. Part-tiled walls.

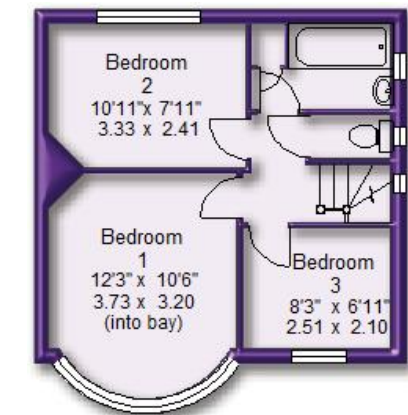


Outside

Outside to the front, the property is approached via a gate, paved Driveway providing ample Off Street Parking; this then continues down the side of the property leading to the Detached Garage and rear Garden.

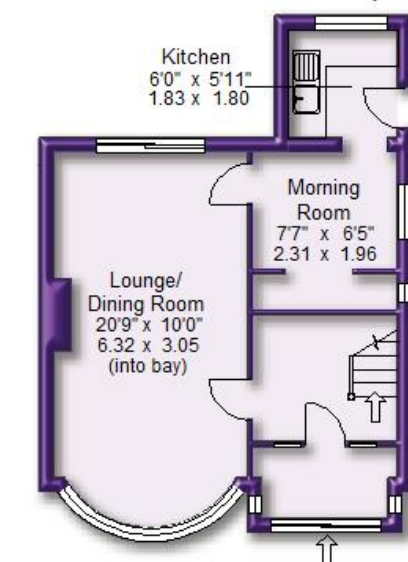
The Gardens are a wonderful feature of this property being of an excellent size having a paved Patio Area adjacent to the Main Area of Lawn with established borders surrounding and several fruit trees.

Offered for sale with no chain!



First Floor

Approx Gross Floor Area = 777 Sq. Feet
= 72.02 Sq. Metres



Ground Floor