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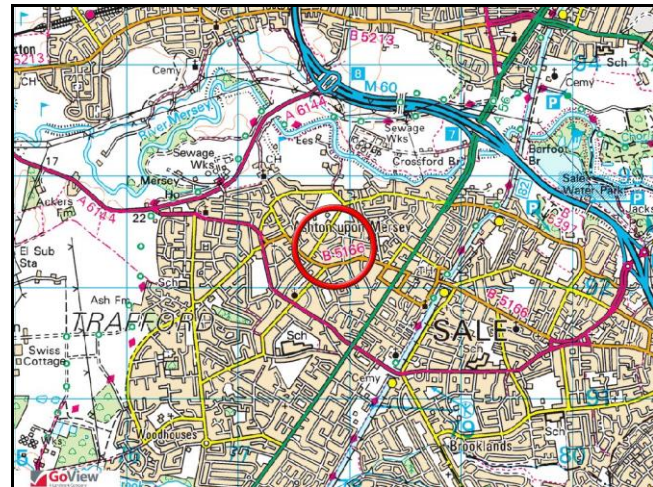
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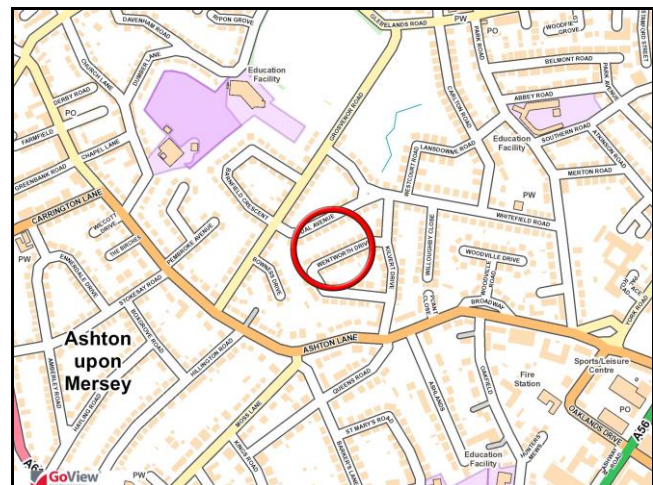


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, continue out of the one way system on School Road and take a sharp right onto Sibson Road. At the traffic lights, go straight across onto Oaklands Drive and follow the road round. Turn left onto Ashton Lane and continue along being sure to keep left. Turn right onto Kilvert Drive and then take the second left onto Wentworth Drive. 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 (92-100)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient – higher running costs			
England & Wales	EU Directive 2002/91/EC	65	79

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.

Environmental Impact Rating		Current	Potential
Very environmentally friendly – lower CO2 emissions	A (92-100)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not environmentally friendly – higher CO2 emissions			
England & Wales	EU Directive 2002/91/EC	60	74

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

45 Wentworth Drive Sale, M33 6PW



A SUPERB THREE BEDROOMED DETACHED WHICH ENJOYS A LOVELY ESTABLISHED REAR GARDEN. GARAGE AND DRIVEWAY. GREAT LOCATION FOR SCHOOLS.

Hall. WC. Lounge. Dining Room. Breakfast Kitchen. Three Bedrooms. Bathroom. Integral Garage. Driveway. Great Garden.

“ Such a convenient location! ”

£385,000

in detail



A superb, Three Bedroomed, Detached Family Home which offers good-sized rooms throughout.

The location is always very popular being close to several of the Local Schools and the Town Centre.



Internally the accommodation includes: a large Hallway, Two Separate Reception Rooms and a 15' Breakfast Kitchen to the Ground Floor in addition to the Three Bedrooms and Bathroom.

Externally there is Driveway Parking, Integral Garage and lovely-sized rear Garden.

An internal viewing will reveal:



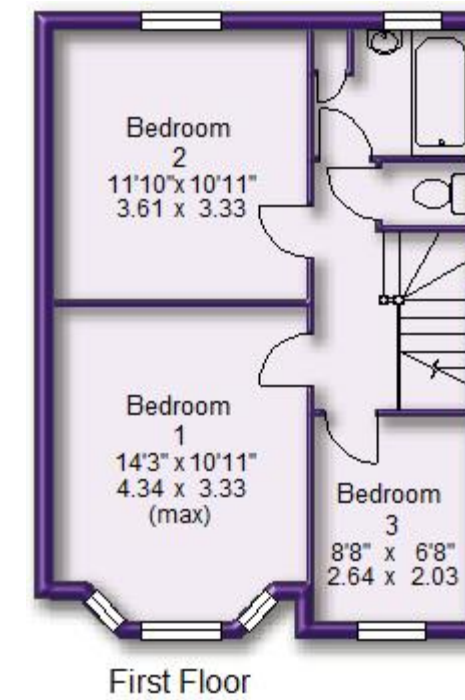
The accommodation

Entrance Hall - a superb 17' Entrance into the property having an opaque, UPVC double glazed front door with windows flanking both sides and above. Spindled staircase rises to the First Floor. Doors then provide access to the Lounge, Dining Room and Dining Kitchen and a further door opens to a Ground Floor WC.

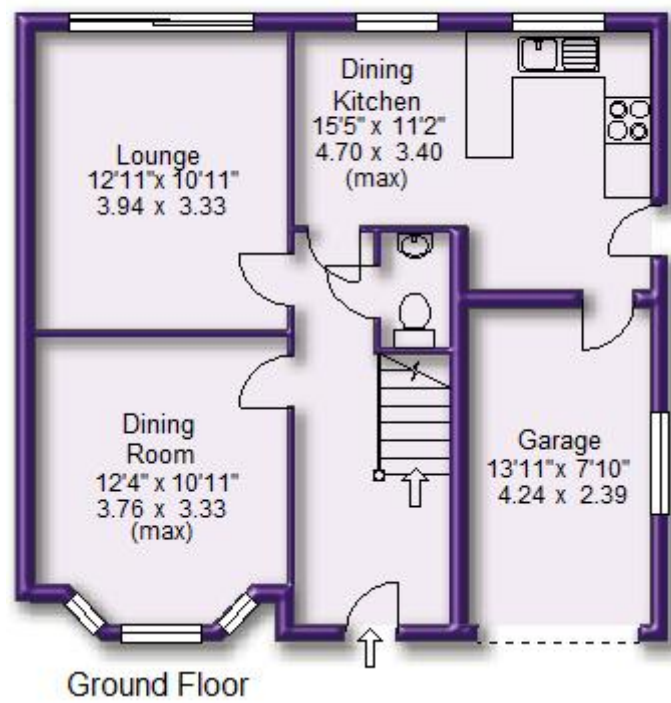
12' (into bay) x 10'11" Dining Room. A well-proportioned Reception Room having a wide-angled, UPVC double glazed bay window to the front elevation. Coved ceiling.

12'11" x 10'11" Lounge. Another excellent-sized Reception Room having a set of UPVC double glazed sliding Patio doors opening up onto the rear Garden. Attractive fireplace feature to one wall with living flame, coal-effect gas fire.

Ground Floor WC fitted with a low-level WC with push button flush. Corner wall-hung wash hand basin. Part-tiled walls.



Approx Gross Floor Area = 1135 Sq. Feet
 = 105.21 Sq. Metres



15'5" x 11'2" (max) Dining Kitchen. An excellent Family Kitchen with plenty of space for a dining table. The Kitchen is fitted with a range of modern base and eye-level units with chrome 'T' bar handles and worktops over with inset one-and-a-half bowl sink unit and mixer tap. Built-in, stainless steel fronted double oven with four ring gas hob and extractor hood over. Ample space for a range of freestanding appliances. Two UPVC double glazed windows to the rear elevation providing lovely views over the Garden. Opaque double glazed door opens to the side and a further door opens into the Integral Garage.



First Floor Landing having a spindled balustrade to the return of the staircase opening. Opaque, UPVC double glazed window to the Half Landing. Doors then provide access to the Three Bedrooms, Bathroom and Separate WC. Loft access point.

14'3" (into bay) x 10'11" Bedroom One. A superb Double Bedroom having a wide-angled, UPVC double glazed bay window to the front elevation. Built-in wardrobe cupboards.



in detail



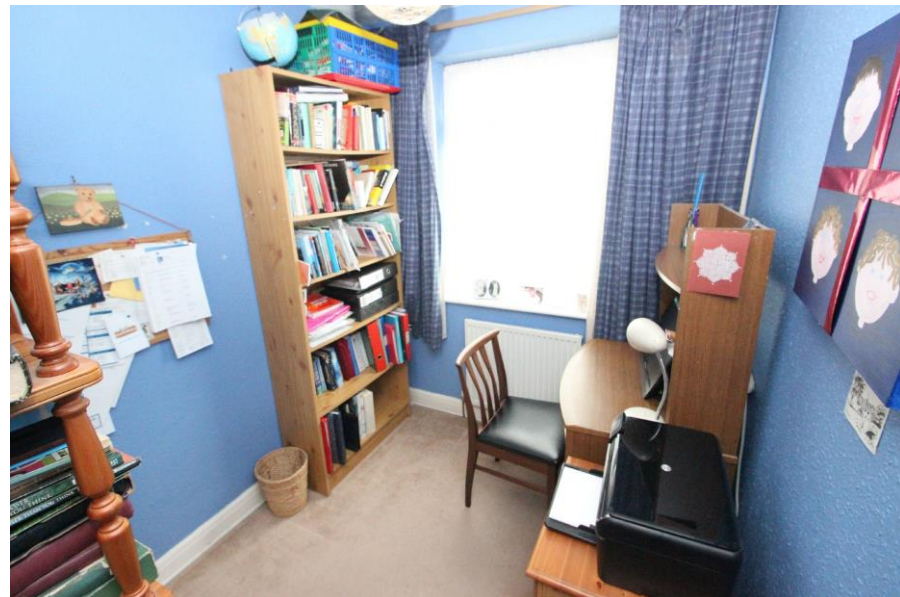
11'10" x 10'11" Bedroom Two. Another good Double Bedroom having a UPVC double glazed window to the rear elevation overlooking the Gardens.



8'8" x 6'8" Bedroom Three having a UPVC double glazed window to the front elevation.

The Bathroom fitted with a suite comprising of: panelled bath with thermostatic shower over, pedestal wash hand basin. Wall-mounted, heated towel rail. Ceramic tiled walls. Opaque, UPVC double glazed window to the rear elevation. Cupboard housing the hot water tank.

Separate WC fitted with a low-level WC. Ceramic tiled walls. Opaque, UPVC double glazed window to the side elevation.



Outside

Outside to the front, the property is approached via a Driveway providing Off Street Parking - this in turn leads to the Integral Garage.

To the rear there is a lovely, enclosed Garden which has a main area of lawn with established borders surrounding.

Such a convenient location!

