



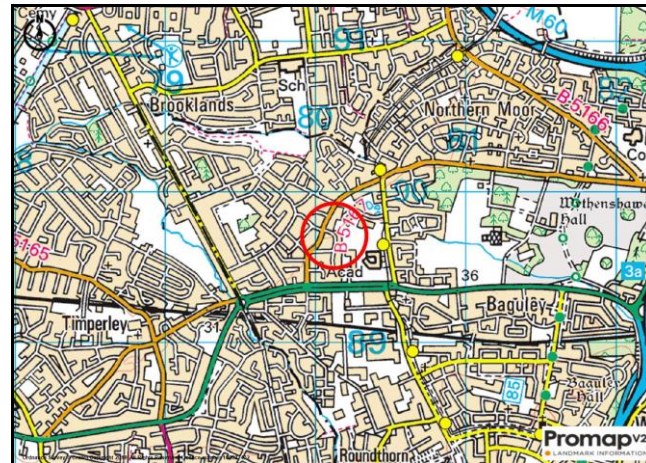
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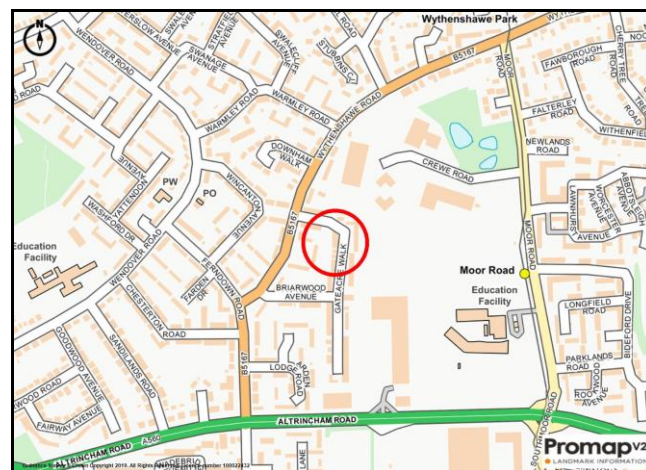


INDEPENDENT ESTATE AGENTS

location

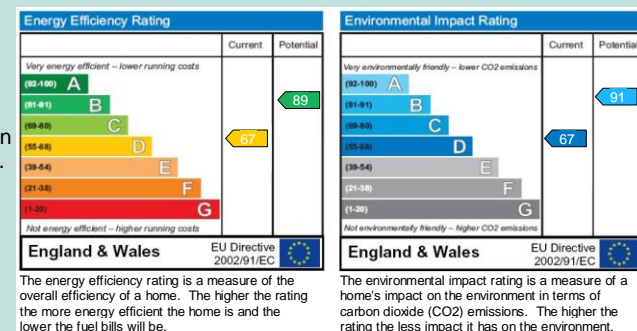


From our Watersons Sale Office, continue out of the one way system on School Road and take a sharp right onto Sibson Road. At the traffic lights, turn left onto Washway Road and continue along. At the next set of traffic lights, turn left onto Marsland Road and proceed along until you come to the Brooklands MetroLink Station. Turn right onto Brooklands Road and continue along for its entirety. At the roundabout, take the 1st exit onto Altrincham Road. After a short distance, turn left onto Ferndown Road and then turn right onto Wythenshawe Road. Turn right onto Briarwood Avenue and then right onto Gateacre Walk. 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).



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.

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18 Gateacre Walk Manchester, M23 9BA



A STYLISH TWO DBL BEDROOMED MODERN MEWS WHICH HAS IMMACULATE INTERIOR, CONSERVATORY, DRIVEWAY PARKING, AND LOVELY GOOD SIZED REAR GARDEN.

Hall. WC. Lounge. Dining Kitchen. Conservatory. Two Bedrooms. Bed One with Walk-in Wardrobe or Study. Bathroom. Dbl width Driveway. Great Garden. Energy Rating: D

“Such an immaculate property with a lovely Garden!”

Offers Over: £200,000

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in detail



A stylish, Two Double Bedroomed, Modern Mews Property which has been tastefully upgraded and improved throughout.

Internally, the property has neutral re-decoration, modern Kitchen and Bathroom fittings and UPVC double glazing.



The location is very convenient within an easy reach of Timperley, Sale and the Motorway Networks.

In addition to the Accommodation there is a double-width Driveway to the front and a lovely, enclosed rear Garden.

An internal viewing will reveal:

The accommodation

Entrance Hallway having a leaded, opaque, UPVC double glazed front door. Doors then open to the Lounge and Ground Floor WC.

Ground Floor WC fitted with a low-level WC. Wall-hung wash hand basin. Opaque, UPVC double glazed window to the front elevation.

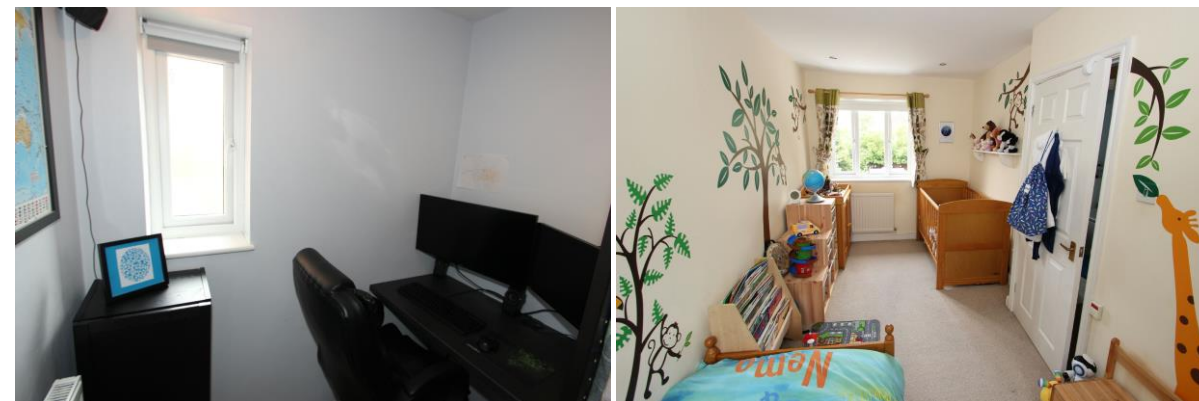
Lounge. A well-proportioned Reception Room having a set of UPVC double glazed French doors opening up onto the rear Garden. Additional window to the rear. Spindled staircase rises to the First Floor. Coved ceiling. opening into the Dining Kitchen.

15'10" x 9'11" excellent-sized Dining Kitchen with plenty of space for a table. The Kitchen itself is fitted with a range of modern base and eye-level units with brushed chrome handles and worktops over with inset, stainless steel sink unit and mixer tap. Built-in, stainless steel fronted electric oven with four ring gas hob and stainless steel extractor hood over. There is a range of integrated appliances which includes: fridge freezer, dishwasher, washing machine and dryer. UPVC double glazed window to the front elevation. There is a then a set of UPVC double glazed doors opening into the Conservatory. Tiled floor within the Kitchen Area. Inset spotlights to the ceiling.

Conservatory. A lovely addition to the property having UPVC double glazed windows to three elevations and a set of UPVC double glazed French doors open out onto the rear Garden. Tiled floor.

First Floor Landing having a circular, UPVC double glazed window to the front elevation. Doors then open to the Two Double Bedrooms, Bathroom and useful airing cupboard which also houses the gas central heating boiler.

12'1" (into wardrobe recess) x 11'7" (max) Bedroom One. A good-sized Double Bedroom having a UPVC double glazed window to the rear elevation which overlooks the Gardens. Doors through to the Study/ Walk-in Wardrobe.



6'6" x 5'4" Study/ Walk-in Wardrobe. An ideal Home Office or Walk-in Wardrobe.



This room was originally an En Suite Shower Room and plumbing is still in place should a purchaser want to reinstate.

15'10" x 7'9" Bedroom Two. Another good Double bedroom having a UPVC double glazed window to the front and rear elevation. Inset spotlights to the ceiling.

The Bathroom is fitted with a modern suite comprising of: panelled bath with electric shower over and fitted glass shower screen, low-level WC, vanity sink unit. Wall-mounted, heated chrome towel rail. Part-tiled walls. Opaque, UPVC double glazed window to the front elevation.

Outside

Outside to the front, the property is approached via a double-width Driveway providing ample Off Street Parking; whilst to the rear, the property enjoys a lovely landscaped Garden with Patio Area leading to the main area of lawn with additional hardstanding area to one side and plenty of mature screening at the back of the property making the Garden extremely Private.

Such an immaculate property with a lovely Garden!

Approx Gross Floor Area = 804 Sq. Feet
= 74.5 Sq. Metres

