



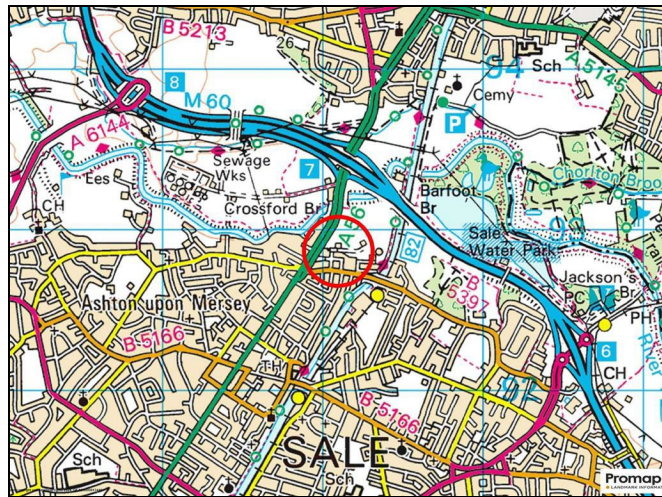
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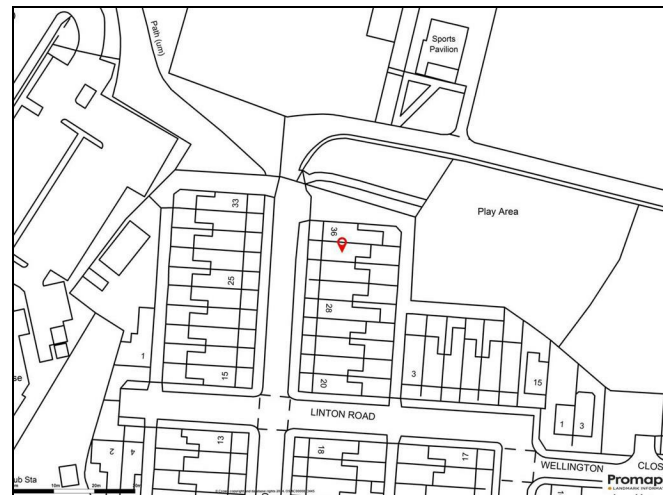
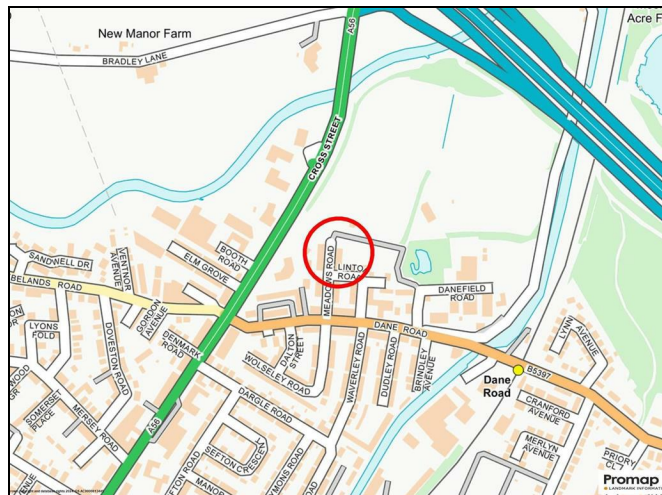


INDEPENDENT ESTATE AGENTS

# location



From our Watersons Sale Office, proceed onto School Rd/B5166 towards Hayfield St. Turn left onto Sibson Rd/B5166. Continue straight onto Tatton Rd/B5166 which turns left and becomes Ashfield Rd. Turn right onto Cross St/A56 and then right onto Dane Rd/B5397. Turn left onto Meadows Rd and the property will be on the right



# 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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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

# 34 Meadows Road Sale, Cheshire, M33 7BG

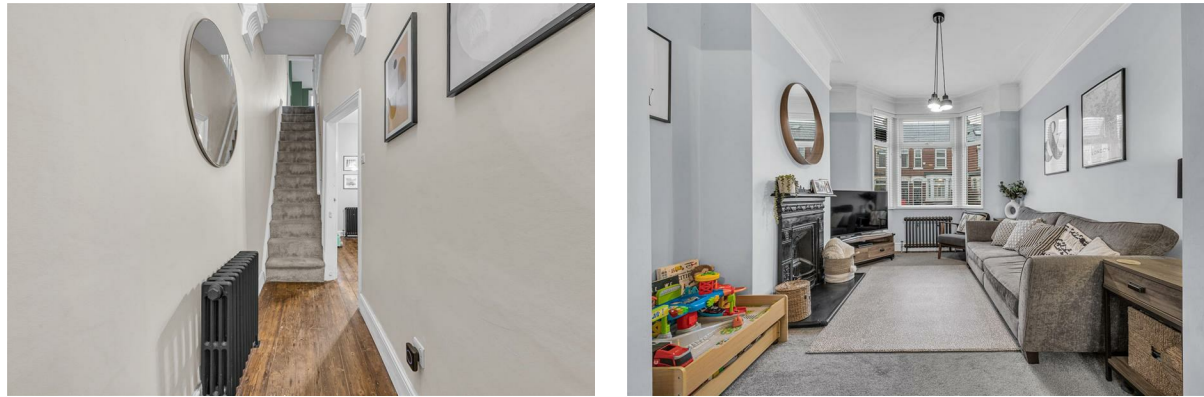


**A STYLISHLY PRESENTED, UPDATED AND IMPROVED PERIOD TERRACE PROPERTY, IDEALLY LOCATED FOR THE TOWN CENTRE AND METROLINK**

**Porch. Hall. Living. Dining Room. Good sized Kitchen. Two Double Bedrooms. Study/Home Office. Contemporary Bathroom. Lovely walled Garden.**

**£375,000**

# in detail



A superbly presented, comprehensively upgraded and improved Period Terrace property ideally located within an easy reach of the Town Centre, Metrolink and access to the Motorway Network.

The stylishly presented property is arranged over Two Floors with the accommodation extending to approximately 925 square feet providing a Hall, Living Room, Dining Room and Kitchen to the Ground Floor and Two Double Bedrooms., a Useful Study and Contemporary Bathroom to the First Floor.

Externally, there is a Residents on street Permit Parking Scheme in place and to the rear a lovely low maintenance, walled Garden with well stocked borders.

Comprising:

Recess Porch. Entrance door to the Hall with staircase rising to the First Floor. Coved ceiling. Door to the Living and Dining Room. Period style radiator.

Living Room. An excellent-sized Reception Room with a three-section, angled bay window to the front elevation. Period fireplace feature to the chimney breast with open grate fire. Coved ceiling. Opening through to the Dining Room. Period style radiator.

Dining Room. Another lovely Reception Room with a window to the rear elevation with original, opaque angled window above. Built in shelving to the chimney breast. Opening into the Kitchen. Period style radiator.

The Kitchen is fitted with an extensive range of base and eye-level units with solid wood worktops over, inset into which is a one and a half bowl sink and drainer unit with mixer tap over. Integrated oven, induction hob with extractor fan over and dishwasher. There is space and plumbing for further kitchen appliances. Wall mounted gas central heating boiler. Double doors provide access to the garden. Window to the side.

First Floor Landing having a spindled balustrade to the return of the staircase opening. Built-in storage cupboard. Doors provide access to the Two Double Bedrooms, Study and Bathroom. Loft access point with pull down ladder to Loft.

Bedroom One. A stunning, large Double Bedroom with two windows to the front elevation. Period fireplace feature and built-in wardrobes to either side of the chimney breast recesses providing excellent hanging and storage space. Picture rail surround. Period style radiator.

Bedroom Two. Another good-sized Double Bedroom with a window to the rear elevation. Picture rail surround. Period style radiator.

Study. A useful room which is currently used as a Home Office with a window

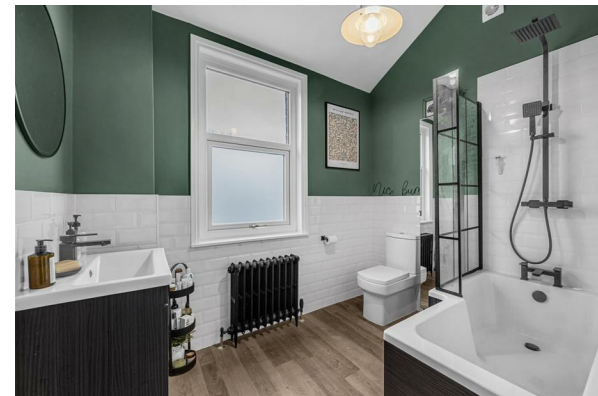


to the side elevation.

The Bedrooms are served by a gorgeous Family Bathroom fitted with a contemporary white suite and black fittings, providing a shaped bath with thermostatic shower over and 'drench' shower head, vanity unit wash hand basin with built in storage below and WC. Period style radiator. Wall mounted heated towel rail. Part-tiled walls. Opaque window to the rear elevation.

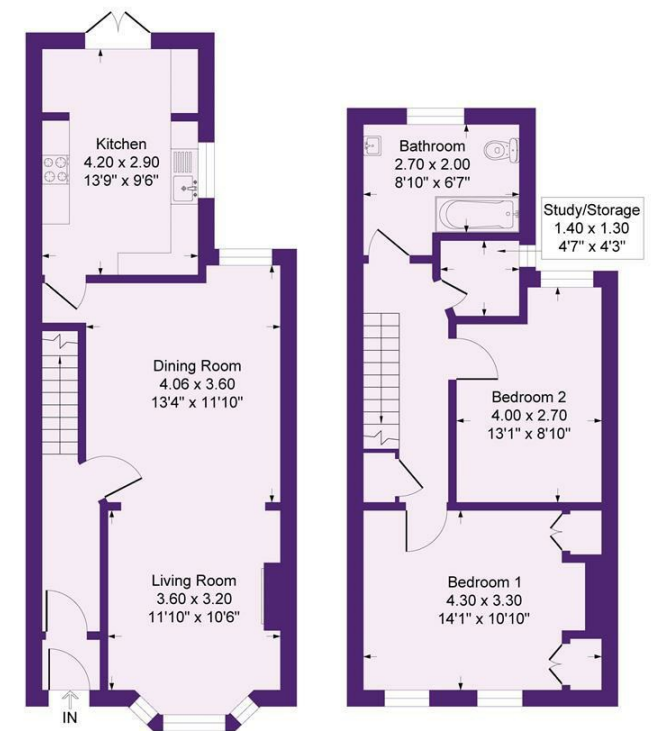
Externally, there is a Residents on street Permit Parking Scheme in place and to the rear, a lovely walled Garden with well stocked borders with a variety of plants, shrubs and trees.

A beautifully presented property in a most convenient location!



Ground Floor  
499 sq.ft. (46.3 sq.m.) approx

First Floor  
429 sq.ft. (39.8 sq.m.) approx



Total Floor Area : 925 sq.ft. (85.9 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.