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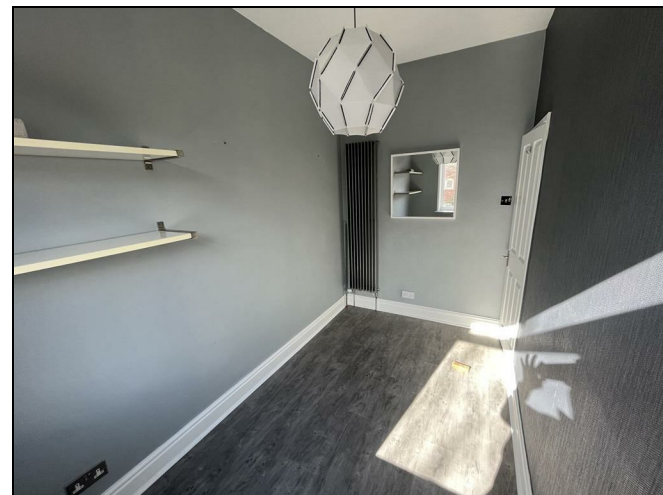
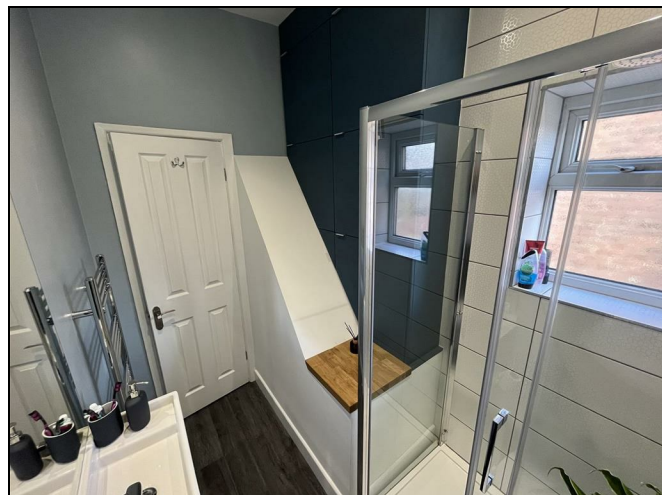


INDEPENDENT ESTATE AGENTS

# location



From our Watersons Sale Office, continue out of the one way system on School Road and be sure to take a sharp right onto Sibson Road. At the traffic lights, continue straight across and follow the one way system round to the next set of traffic lights. Turn left onto Washway Road and continue along for some time. Eventually, turn right into Dargle Road and then right onto Harley Road. 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	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

# 20 Harley Road Sale, Cheshire, M33 7FP



**A BEAUTIFULLY REFURBISHED PERIOD END TERRACE LOCATED WALKING DISTANCE OF THE TOWN CENTRE. CONTEMPORARY KITCHEN AND BATHROOM FITTINGS. NEUTRAL RE DECORATION.**

**Immaculate interior. Lounge. Breakfast Kitchen. Two Bedrooms. Shower Room. Pretty walled courtyard garden. NO CHAIN!**

**CONTACT SALE 0161 973 6688**

**£275,000**

# in detail



A stylish Two Bedroomed Period End Terrace which has been tastefully re-furbished throughout.

Internally the property has neutral re-decoration and Contemporary design kitchen and shower room fittings.



The location is so convenient being within an easy reach of the Town Centre and the Metrolink at both Dane Road and Sale Station.

An internal viewing will reveal:

**Lounge.** A well-proportioned Reception Room having a uPVC double glazed window to the front elevation. UPVC double glazed front door. Hollowed out and part exposed brick fireplace feature to the chimney breast. Door to the Breakfast Kitchen.

**The Kitchen** has been re fitted with an extensive range of modern, gloss-finish base and eye-level units with chrome handles and worktops over with inset, one and a half bowl sink unit with mixer tap. Built-in, stainless steel fronted electric oven with integrated microwave above. Five ring gas hob and stainless steel and glass extractor hood over. Integrated fridge freezer. Space and plumbing suitable for a washing machine. Peninsular unit which doubles up as a large breakfast bar. UPVC double glazed windows to the rear. Door opens to outside. Staircase rises to the first floor with useful storage beneath.

**First Floor Landing,** having doors opening to the two bedrooms and shower room.

**Bedroom One.** A well-proportioned Double Bedroom having a uPVC double glazed window to the front elevation.

**Bedroom Two.** Having a uPVC double glazed window to the rear elevation.

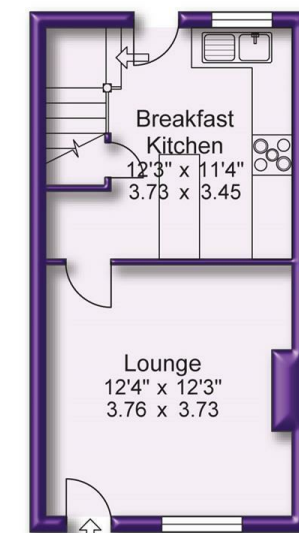
**Shower room,** re fitted with a contemporary white suite with chrome fittings comprising of: double width shower cubicle with thermostatic shower, low level WC, vanity sink unit. Opaque, uPVC double glazed window to the side elevation. Wall mounted heated chrome towel rail. Useful custom made storage cupboards one housing the 'Worcester' Gas central heating boiler.

Outside, to the rear there is a lovely, enclosed courtyard with whitewashed walls, paving and some artificial lawn with raised borders surrounding.

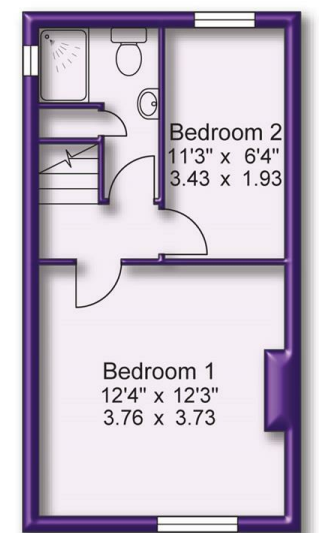
Would make a perfect first time buy!



Approx Gross Floor Area = 594 Sq. Feet  
= 55.06 Sq. Metres



Ground Floor



First Floor