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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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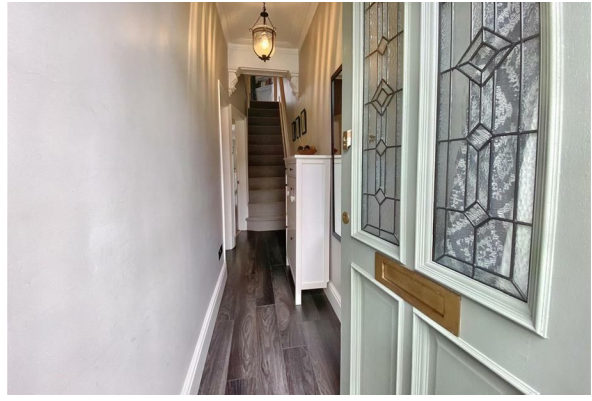
6 Waverley Road
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£320,000

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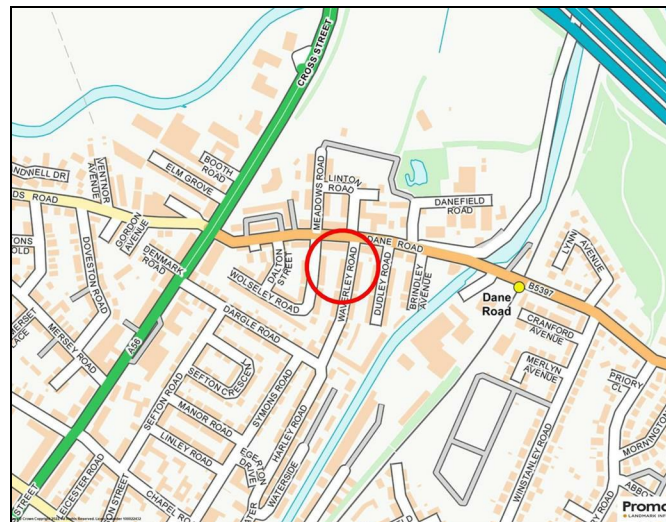
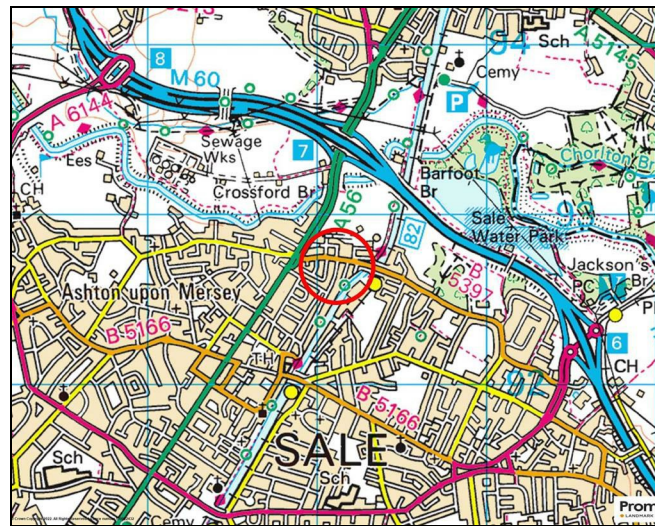


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energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



overview

****BEST & FINAL OFFERS MUST BE SUBMITTED IN WRITING VIA EMAIL TO SALE@WATERSONS.NET BEFORE TUESDAY 16TH AUGUST 2022 AT 1PM**** AN IMMACULATE, MUCH UPGRADED AND IMPROVED, THREE BEDROOMED PERIOD TERRACE IDEALLY POSITIONED ON THIS EVER POPULAR ROAD WHICH IS IDEAL FOR METROLINK AND TOWN CENTRE. GOOD SIZED ROOMS THROUGHOUT. IMMACULATE INTERIOR.

Hall. Lounge. Dining Room. 12' Kitchen. Three Bedrooms. Bathroom. Lovely, enclosed Courtyard Garden.

CONTACT SALE 0161 973 6688



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.

in detail

A stylish, much upgraded and improved, Three Bedroomed Period Terrace which enjoys good-sized rooms throughout.

Internally, the property has been greatly improved with neutral re-decoration, modern Kitchen and Bathroom fittings. There are some lovely period features such as stripped floors, internal panelled doors and fireplaces.

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

In addition to the Accommodation, there is a lovely, enclosed Courtyard Garden.

An internal viewing will reveal:

Entrance Hall, having a leaded, opaque, glazed, panelled front door. Staircase rises to the First Floor. Coved ceiling. Doors then open to the Lounge and Dining Room.

Lounge. A well-proportioned Reception Room, having a uPVC double glazed window to the front elevation. Stripped wooden floors. Attractive period fireplace feature to the chimney breast. Coved ceiling. Picture rail surround.

Dining Room. Another good-sized Reception Room, having a uPVC double glazed window to the rear elevation. Built-in cupboards to one of the alcoves. Door opens to useful storage cupboard. There is an opening into the Kitchen.

A good-sized Kitchen, fitted with a range of modern base and eye-level units with chrome handles and worktops over with inset, one and a half bowl ceramic sink unit with mixer tap. Built-in, stainless steel fronted oven with five ring gas hob and stainless steel and glass extractor hood over. Integrated fridge, freezer and dishwasher. Wall-mounted, gas central heating boiler. Window to the side elevation and a further glazed panelled door with adjacent window opening out onto the rear Garden.

First Floor Landing, having a spindled balustrade to the return of the staircase opening. Built-in storage cupboard. Loft access point. Panelled doors then open to the Three Bedrooms and Bathroom.

Bedroom One. An impressive, large Double Bedroom, having a uPVC double glazed window to the front elevation. Stripped wooden floors. Cast iron fire surround to the chimney breast.

Bedroom Two, having a uPVC double glazed window to the rear elevation.

Bedroom Three, having a uPVC double glazed window to the rear elevation.

A stylish Bathroom, fitted with a period-style white suite with chrome fittings, comprising of: panelled bath with thermostatic shower over and fitted shower screen, low-level WC, pedestal wash hand basin. Wall-mounted, period-style, towel rail radiator. Part-tiled walls.

Outside to the rear, the property enjoys a lovely, good-sized Garden which has a paved Patio Area leading onto the main area of lawn with gravelled borders along one side.

A convenient place to live!

Approx Gross Floor Area = 833 Sq. Feet
= 77.22 Sq. Metres

