



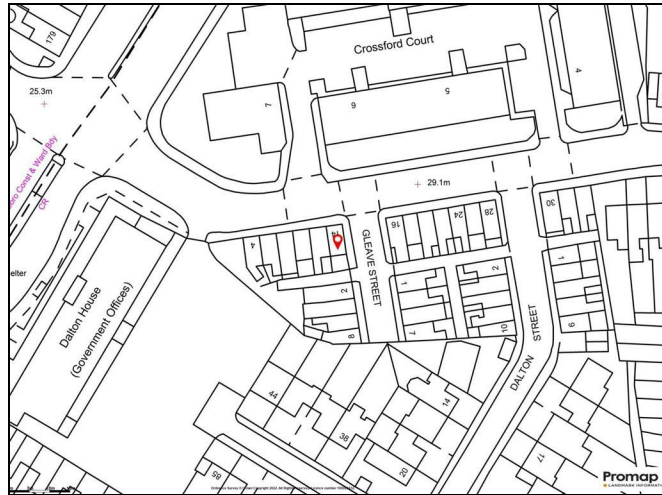
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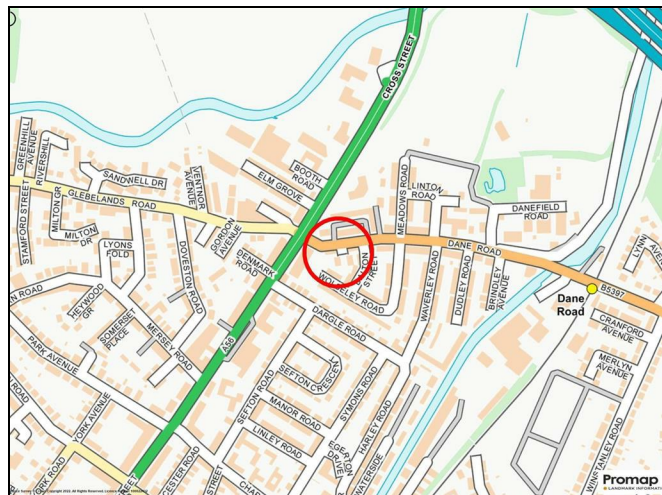


INDEPENDENT ESTATE AGENTS

# 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 and follow the road round. At the next set of traffic lights turn left onto Washway Road and proceed along for some time. Turn right into Dane Road and the property will be found on the right 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                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|-------------------------|--|---|
| Very energy efficient - lower running costs | Current                 | Potential                                      | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) <b>A</b>                          |                         |  | (92 plus) <b>A</b>  |
| (81-91) <b>B</b>                            |                         |  | (81-91) <b>B</b>  |
| (69-80) <b>C</b>                            |                         |  | (69-80) <b>C</b>  |
| (55-68) <b>D</b>                            |                         |  | (55-68) <b>D</b>  |
| (39-54) <b>E</b>                            |                         |  | (39-54) <b>E</b>  |
| (21-38) <b>F</b>                            |                         |  | (21-38) <b>F</b>  |
| (1-20) <b>G</b>                             |                         |  | (1-20) <b>G</b>   |
| Not energy efficient - higher running costs |                         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | <b>87</b>                                      | <b>England &amp; Wales</b>                                      |
|   |                         | <b>66</b>                                      | 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.



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# 14 Dane Road Sale, Greater Manchester, M33 7AR



**A STYLISH, MUCH UPGRADED AND IMPROVED, PERIOD END TERRACE LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE/METROLINK. CONTEMPORARY KITCHEN AND BATHROOM FITTINGS. NEUTRAL RE DECORATION.**

**Immaculate interior. Lounge. Breakfast Kitchen. Two Bedrooms. Bathroom. Walled Courtyard Garden.**

**CONTACT SALE 0161 973 6688**

**£235,000**

# in detail



A superbly presented, Two Bedroomed, Period End Terrace which has been tastefully re-furbished throughout.

Internally, the property has neutral re-decoration and contemporary design Kitchen and Bathroom fittings.



The location is 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:

Entrance Hall, having a uPVC double glazed front door. Door to the Lounge.

Lounge. A well-proportioned Reception Room, having a uPVC double glazed window to the front elevation. Fireplace surround to the chimney breast. Door to the Breakfast Kitchen.

The Breakfast Kitchen has been fitted with an extensive range of modern, gloss-finish base and eye-level units with chrome handles and worktops over with inset, sink unit with mixer tap. Built-in electric oven with induction hob over. Ample space for additional appliances. Useful Breakfast Bar. uPVC double glazed window to the rear. Wall-mounted gas central heating boiler. Door opens to outside. Staircase rises to the First Floor.

First Floor Landing, having doors opening to the Two Bedrooms and Bathroom.

Bedroom One. A well-proportioned Double Bedroom, having a uPVC double glazed window to the front elevation. Built-in wardrobes to each of the alcoves.

Bedroom Two, having a uPVC double glazed window to the rear elevation. Built-in storage with sliding doors.

Bathroom. Re-fitted with a contemporary white suite with chrome fittings, comprising of: panelled bath with with thermostatic shower and fitted glass shower screen, enclosed cistern WC, vanity sink unit. Opaque, uPVC double glazed window to the rear elevation. Vertical, polished chrome radiator.

Outside, to the rear, there is a lovely, enclosed walled Courtyard. Useful Storage Outhouse.

Would make a perfect First Time Buy!



Approx Gross Floor Area = 574 Sq. Feet  
= 53.21 Sq. Metres

