



HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

SALE OFFICE:
 91-93 SCHOOL ROAD, SALE,
 CHESHIRE M33 7XA
 TEL: 0161 973 6688
 FAX: 0161 976 3355
 Email: sale@watersons.net



INDEPENDENT ESTATE AGENTS
 PROPERTY SALES AND RENTALS



WATERSONS

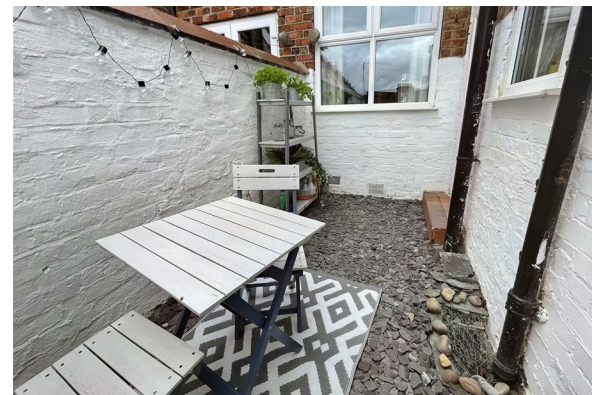
INDEPENDENT ESTATE AGENTS

24 Stamford Street

Sale, Greater Manchester, M33 6LL



Offers Over £300,000





HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

SALE OFFICE:
 91-93 SCHOOL ROAD, SALE,
 CHESHIRE M33 7XA
 TEL: 0161 973 6688
 FAX: 0161 976 3355
 Email: sale@watersons.net

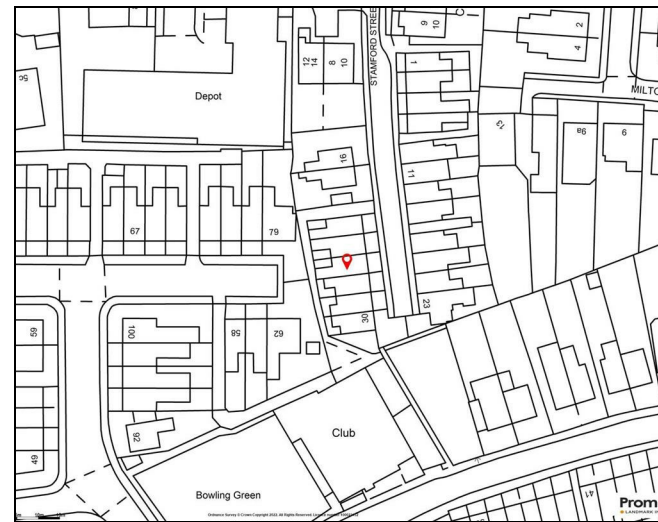
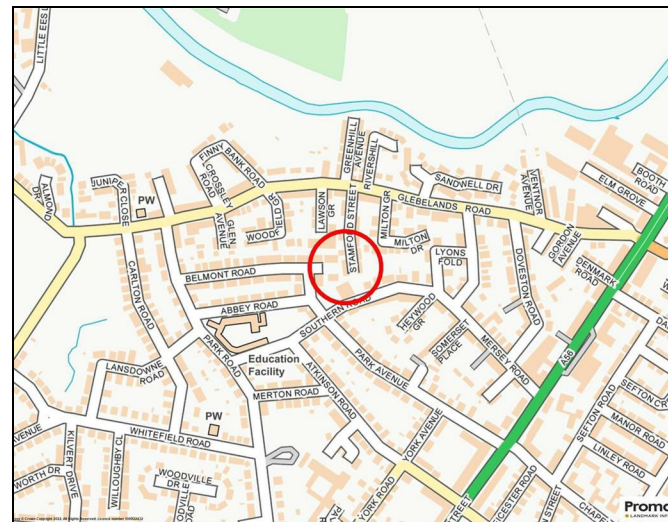
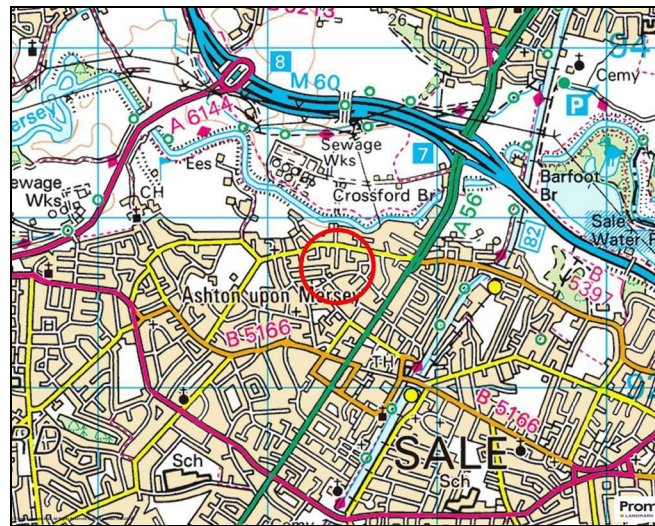


INDEPENDENT ESTATE AGENTS



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 TO SALE@WATERSONS.NET WEDNESDAY 20TH JULY 2022 AT 1PM**** A FABULOUS TWO BEDROOMED PERIOD TERRACE WHICH HAS BEEN TASTEFULLY UPGRADED AND IMPROVED THROUGHOUT. IDEAL FOR SCHOOLS/ASHTON PARK. POPULAR CUL DE SAC.

Hall. Lounge. Dining Room. 15' Kitchen. Two Bedrooms. Stylish Bathroom. Courtyard.

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 fabulous, Two Double Bedroomed Period Terrace which enjoys excellent-sized Accommodation.

The property has been upgraded and improved throughout, recent re-decoration, stylish re-fitted Bathroom and some lovely period features including stripped floors, fireplaces and picture rails.

The location is ideal, being on a popular cul de sac, within an easy reach of the Town Centre, Ashton Park just down the road and close to several of the popular Schools including Park Road and Wellfield.

In addition to the Accommodation, there is a lovely, enclosed, west facing walled Courtyard.

An internal viewing will reveal:

Recess Porch with original tiled floor with step-up to an opaque glazed door through to the Entrance Hallway.

Entrance Hallway, having a panelled door through to the Dining Room. Dado rail surround. Staircase rises to the First Floor.

Lounge. A well-proportioned Reception Room, having a uPVC double glazed window to the front elevation. Stripped wooden floors. Attractive, period cast iron fire surround to the chimney breast. Coved ceiling. Picture rail surround. Large opening into the Dining Room.

Dining Room. Another good-sized Reception Room, having a uPVC double glazed window to the rear elevation. Attractive fireplace feature to the chimney breast. Continuation of the stripped wooden floors. Coved ceiling. Picture rail surround. Panelled door through to the Kitchen.

A good-sized, extended Kitchen fitted with an extensive range of base and eye-level units with worktops over with inset, oversized, white ceramic sink unit with mixer tap. Built-in, electric oven with five ring gas hob and extractor hood over. Integrated appliances include: fridge freezer, dishwasher and washing machine. There is also space suitable for a tumble dryer. Tiled floor. Ceramic tiling to the return of the worksurface area. Two, uPVC double glazed windows to the side elevation. A uPVC double glazed door opens to outside. Stripped panelled door opens to a useful, under stairs storage cupboard.

First Floor Landing, having a spindled balustrade to the return of the staircase opening. Dado rail surround. Stripped panelled doors then provide access to the two Double Bedrooms and Bathroom.

Bedroom One. A superb, large Double Bedroom, having two, uPVC double glazed windows to the front elevation. Built-in wardrobes to each of the alcoves.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the rear elevation. Coved ceiling. Loft access point with pull-down ladder.

Bathroom. A good-sized Bathroom, re fitted with a period-style white suite with chrome fittings, comprising of: panelled bath with thermostatic shower over and fitted glass shower screen, low-level WC, pedestal wash hand basin. Period-style, towel rail radiator. Useful storage cupboard which also houses the 'Vaillant' gas central heating boiler. Opaque, uPVC double glazed window to the rear elevation. Inset spotlights to the ceiling. White Metro tiling.

Outside to the rear, is a lovely walled Courtyard with white washed walls and slate chippings, perfect for a table and chairs.

A wonderful example of its type!

Approx Gross Floor Area = 832 Sq. Feet
= 77.2 Sq. Metres

