



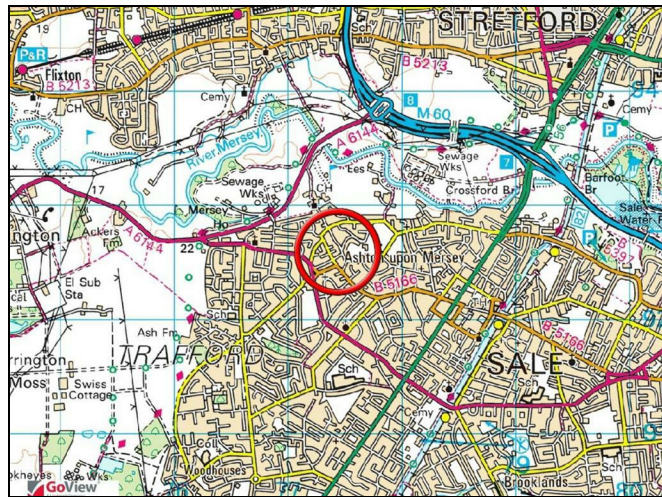
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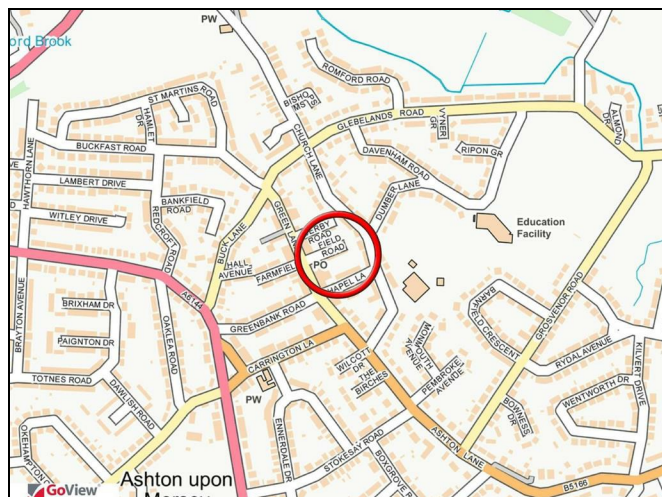


INDEPENDENT ESTATE AGENTS

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 Washway Road and straight onto Oaklands Drive. Continue to follow the road round onto Cranleigh Drive and at the bottom turn left onto Ashton Lane. Continue along for sometime being sure to continue onto Green Lane. Eventually, turn right onto Field Road and 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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

14 Field Road Sale, Cheshire, M33 5PQ



A STYLISH TWO BEDROOMED EXTENDED PERIOD TERRACE WHICH HAS BEEN COMPREHENSIVELY REFUBISHED THROUGHOUT. RE FITTED KITCHEN AND BATHROOM. IDEAL LOCATION WITHIN ASHTON ON MERSEY VILLAGE.

Lounge. Dining Kitchen with French doors. Two Bedrooms. Bathroom. Private rear Courtyard. Storage Outhouse. Energy Rating:

CONTACT SALE 0161 973 6688

£285,000

in detail



A beautiful, Two Bedroomed Terrace which has been comprehensively refurbished throughout. Superb modern interior, re-fitted Kitchen and Bathroom and neutral re-decoration.

Ideal location at the end of a popular cul de sac within the middle of Ashton on Mersey Village.



In addition to the Accommodation there is a Private rear Courtyard Garden and Storage Outhouse.

An internal viewing will reveal:

Comprising:

Lounge having an opaque, glazed composite front door. Double glazed uPVC window to the front elevation with attractive plantation shutters. Hollowed out chimney breast feature with cast iron wood burning stove. Useful, built-in shelving. A door provides access to a large under stairs storage cupboard. A multipaned door provide access to an Inner Hall.

Inner Hall having a staircase rising to the First Floor and a doorway opening into the Dining Kitchen.

Dining Kitchen. A good-sized room with plenty of space for a dining table. The Kitchen itself has been refitted with an extensive range of gloss finish base and eye level units with matt chrome handles and polished granite worktops over with inset sink unit and 'spray' mixer tap. Built in electric oven with four ring gas hob and extractor hood over. Ample space for a range of freestanding appliances. Two Velux skylight windows, a further uPVC double glazed window to the rear elevation and a set of double-glazed French doors open out to the rear. Inset spotlights to the ceiling.

First Floor Landing having doors providing access to the Two Bedrooms. Loft access point.

Bedroom One. A well-proportioned Double Bedroom having a uPVC double glazed window with attractive plantation shutters. Built in wardrobes to one wall with sliding doors. Door through to the Bathroom.

Bathroom fitted with a white suite and chrome fittings, providing an enamel bath with electric shower over, pedestal wash hand basin and low-level WC. Part tiled walls. Opaque uPVC double glazed window to the rear elevation. Door also opens to Bedroom Two.

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

Externally, there is a lovely enclosed courtyard with Storage Outhouse.

An immaculate property!



Approx Gross Floor Area = 657 Sq. Feet
= 61 Sq. Metres

