



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

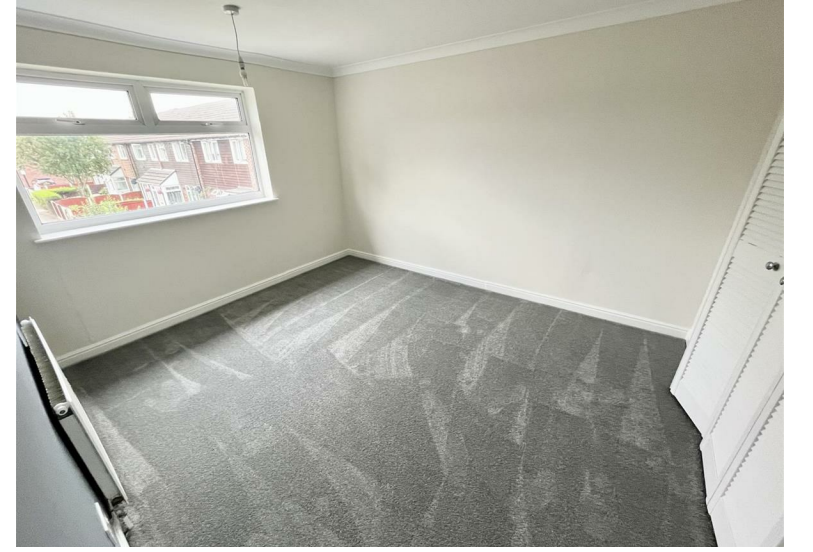
INDEPENDENT ESTATE AGENTS

5 Mottram Road

Sale, Greater Manchester, M33 2SD



£274,000





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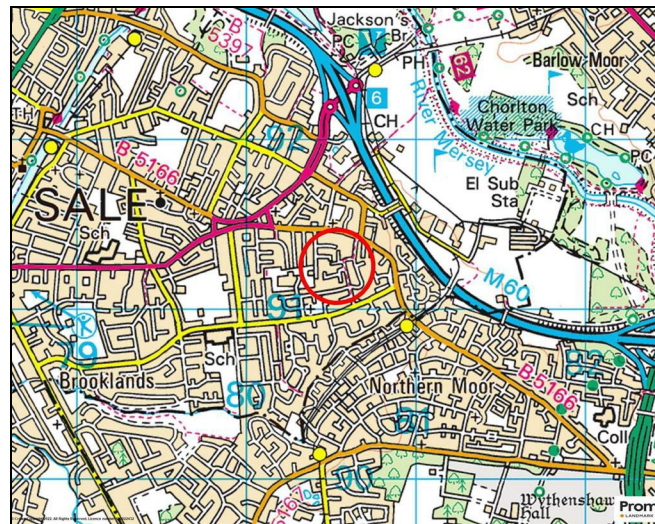


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

****NO CHAIN!** AN EXCELLENT SIZED THREE BEDROOMED TERRACED PROPERTY WHICH ENJOYS A REFURBISHED INTERIOR. ENCLOSED REAR GARDEN. PARKING TO THE REAR.**

Hallway. Lounge. Dining Kitchen. Three Bedrooms. Bathroom. Private enclosed Gardens. Useful external storage cupboard. Gardens. Parking to the rear.

CONTACT SALE 0161 973 6688



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures 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

An excellent-sized Three Bedroomed property which has been tastefully refurbished throughout.

The property faces out over a lovely green area and has access onto Parking Bays at the back of the property.

The location is really convenient being close to several of the local schools and the Metrolink at Sale Road.

An internal viewing will reveal:

Entrance Hall having a uPVC double glazed front door. Staircase rises to the First Floor. Doors then open to the Lounge and Dining Kitchen.

Lounge, an excellent-sized Reception Room having uPVC double glazed window to the front elevation.

Dining Kitchen, a good sized room with space for a table. The kitchen is fitted with a range of modern base and eye-level units with worktops over with inset stainless steel sink unit with mixer tap. Ample space for a range of freestanding appliances. Two, UPVC double glazed windows to the rear elevation and a uPVC double glazed doors open up to the rear. Wall-mounted gas central heating boiler. There is scope to extend the Dining Kitchen by converting the Internal Storage Shed.

First Floor Landing, having doors opening to the Three Bedrooms, Bathroom and storage cupboard.

Bedroom One, a well-proportioned Double Bedroom having a window to the front elevation. Built-in wardrobe cupboards.

Bedroom Two, another good Double Bedroom having a window to the rear elevation overlooking the Gardens. Built in wardrobes.

Bedroom Three, a good-sized Third Bedroom having a window to the front elevation.

Bathroom fitted with a white suite with chrome fittings comprising of: panelled bath with electric shower over, square ceramic sink unit set on a stand, low-level WC. Window to the rear elevation. Wall mounted heated towel rail radiator.

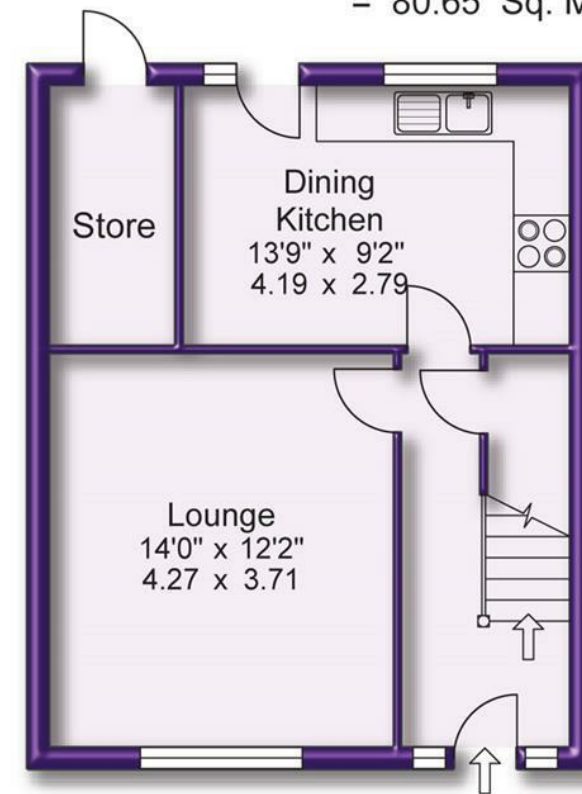
Outside to the front, the property is approached via a Pathway leading to the front door.

To the rear, the property has a paved and gravelled easy maintenance Garden with decked Patio Area. There is a door opening to a really useful large walk in storage cupboard adjacent to the house. There is a gate at the back of the property opening onto an area allocated for residents parking.

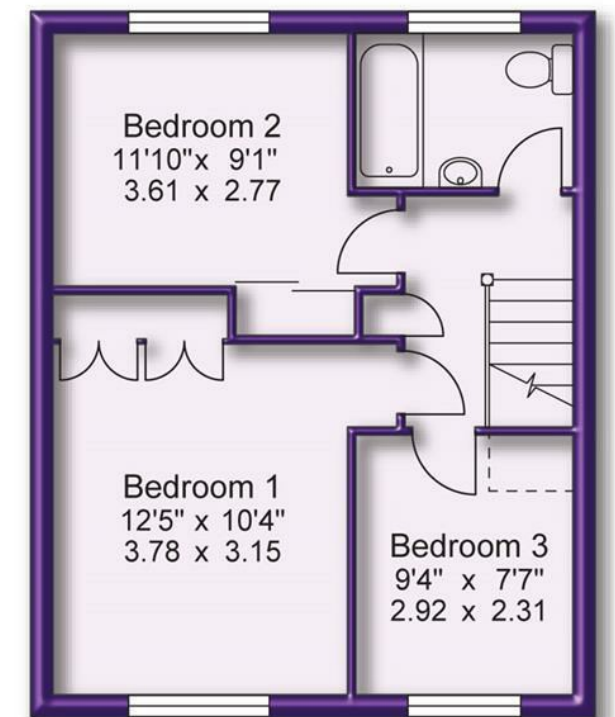
NO ONWARD CHAIN!

Great value for the space on offer!

Approx Gross Floor Area = 870 Sq. Feet
= 80.65 Sq. Metres



Ground Floor



First Floor