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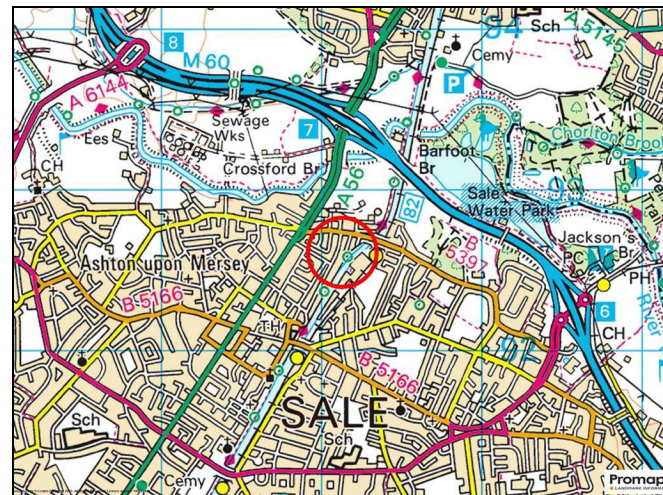
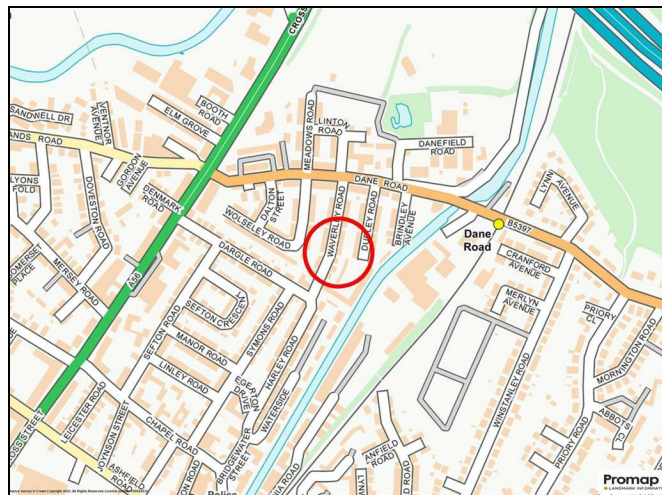


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, continue out of the one way system on School Road and take a sharp left onto Sibson Road. Continue to follow the road round onto Springfield Road and at the traffic lights, go straight across onto Ashfield Road. At the traffic lights, turn right onto Cross Street and continue along. Turn right onto Dargle Road and then left onto Waverley 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		Current	Potential	Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	80	England & Wales	
			61		

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

39 Waverley Road Sale, Greater Manchester, M33 7EY



BEST AND FINAL OFFERS - WEDNESDAY 20TH DECEMBER BY 10AM*

AN IMMACULATE, MUCH UPGRADED AND IMPROVED, TWO 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. Re-fitted Kitchen. Two Bedrooms. Bathroom. Lovely, enclosed Courtyard Garden.

CONTACT SALE 0161 973 6688

£310,000

in detail



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

Internally, the property has been greatly improved with neutral re-decoration, re-fitted Kitchen and modern Bathroom fittings. There are some lovely period features such as coved ceilings, picture rails, 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, good-sized, enclosed Courtyard Garden.

An internal viewing will reveal:

Entrance Vestibule, having a leaded, panelled front door. Glass inner door to the Hallway.

Hallway, having a staircase rising to the First Floor. Doors opens to the Dining Room.

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

Dining Room. Another good-sized Reception Room, having a uPVC double glazed window to the rear elevation. Door opens to useful storage pantry cupboard under the stairs. Opening into the Kitchen. Picture rail surround.

The Kitchen has recently been re-fitted with a range of modern base and eye-level units with chrome handles and worktops over with inset, stainless steel sink unit with mixer tap. Built-in, stainless steel fronted oven with four ring gas hob and stainless steel extractor hood over. Ample space for a range of freestanding appliances. uPVC double glazed window and door open to outside.

First Floor Landing, having a spindled balustrade to the return of the staircase opening. Panelled doors then open to the Two Bedrooms and Bathroom.

Bedroom One. An impressive, large Double Bedroom, having a uPVC double glazed window to the front elevation. Cast iron fire surround to the chimney breast. Picture rail surround. Loft access point.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the rear elevation.

Bathroom. A spacious room, fitted with a contemporary white suite with chrome fittings, comprising of: panelled bath with shower over, low-level WC, pedestal wash hand basin. Built-in storage cupboard which also houses the gas central heating boiler. Opaque, uPVC double glazed window to the rear.

Outside to the rear, the property enjoys a lovely, good-sized Garden which is mostly paved and gravelled with borders surrounding.

A convenient place to live!



- Freehold
- Council Tax Band - B



Approx Gross Floor Area = 788 Sq. Feet
= 73.20 Sq. Metres

