



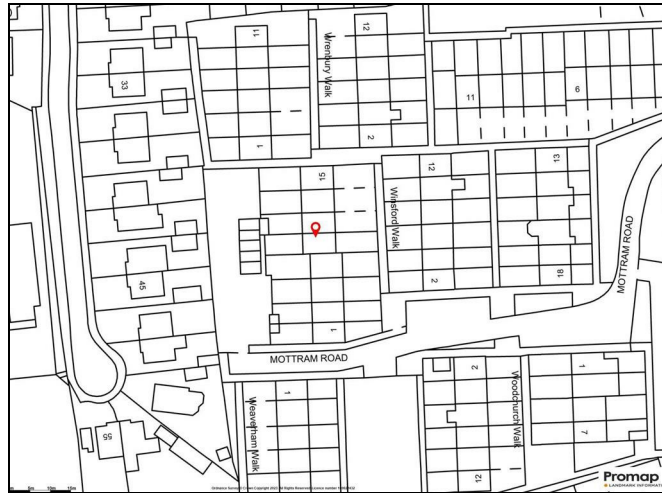
**HALE OFFICE:**  
 212 ASHLEY ROAD, HALE,  
 CHESHIRE WA15 9SN  
 TEL: 0161 941 6633  
 FAX: 0161 941 6622  
 Email: hale@watersons.net

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

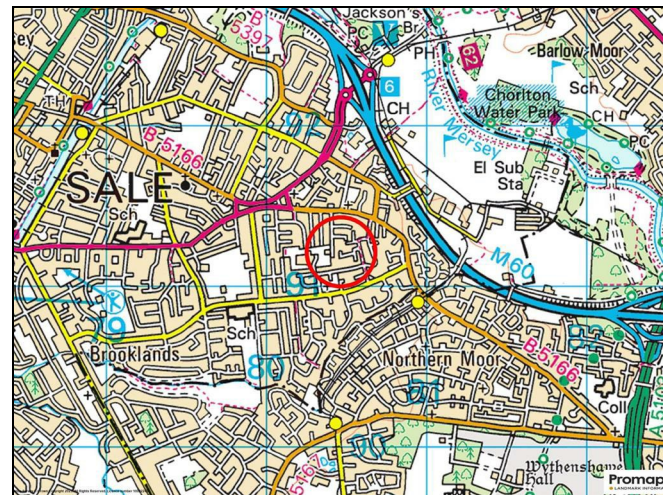
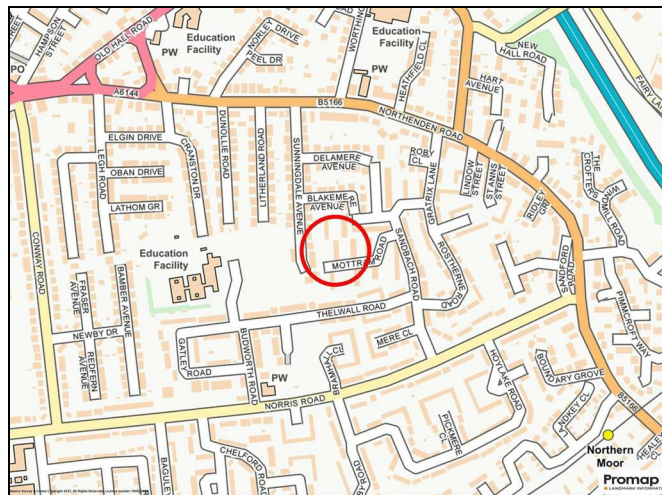


INDEPENDENT ESTATE AGENTS

# location



From our Watersons Sale Office, continue out of the one way system on School Road/B5166 and take a sharp left onto Sibson Road/B5166. Continue to follow the road round onto Springfield Road and then at the traffic lights, turn right back onto School Road/B5166 and proceed along for 0.9 miles. Turn right to stay on the B5166 and then turn right again at the 1st cross street onto Baguley Road/A6144. Continue straight onto Northenden Road/B5166 and after 0.3 miles, turn right onto Gratrix Lane. Turn right onto Sandbach Road and then turn left at the 1st cross street to stay on Sandbach Road. Turn right onto Mottram 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 the 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

# 9 Winsford Walk

## Sale, Greater Manchester, M33 2SJ



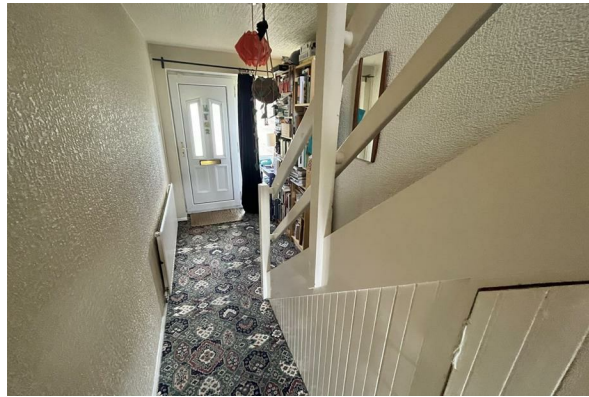
**A WELL PROPORTIONED TWO DBL BEDROOMED TERRACED PROPERTY WHICH ENJOYS LOVELY GARDENS TO BOTH THE FRONT AND REAR. PARKING TO THE REAR. CLOSE TO SCHOOLS AND METROLINK.**

**Hallway. Lounge. Dining Area with French doors. Kitchen. Two Dbl Bedrooms. Bathroom. Private enclosed Gardens. Useful external storage shed. Established Gardens. Parking to the rear.**

**CONTACT SALE 0161 973 6688**

**£235,000**





A well proportioned Two double Bedroomed Mews property located within this popular neighbourhood.

The property is located on a small walk 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 Hallway, having an opaque, uPVC double glazed front door with adjacent window. Staircase rising to the First Floor with useful, understairs storage. Doors then open to the Lounge and Kitchen.

Lounge. A well-proportioned Reception Room, having a uPVC double glazed window to the front elevation. Attractive fire surround to one wall. Large opening into the Dining Room.

Dining Room, having uPVC double glazed French doors opening to the Gardens. Door through to the Kitchen.

The Kitchen is fitted with a range of modern base and eye-level units with worktops over and inset, one and a half bowl sink unit with mixer tap. Built-in electric oven with four ring gas hob. Space and plumbing suitable for a washing machine. Built-in, side-by-side fridge and freezer. uPVC double glazed window to the rear elevation overlooking the Gardens. Wall-mounted, gas central heating boiler concealed within one of the cupboards. Tiled floor.

First Floor Landing, having doors providing access to Two of the Double Bedrooms, Bathroom and useful storage cupboard. Large Loft access point with pull-down ladder to provide excellent, additional storage space.

Bedroom One. An excellent-sized Double Bedroom, having a uPVC double glazed window to the front elevation. Built-in wardrobes with sliding doors to one wall.

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

The Bathroom is fitted with a suite, comprising of: panelled bath with electric shower over, pedestal wash hand basin, low-level WC. Opaque, uPVC double glazed window to the rear elevation. Tiled walls.

Outside to the front the property has a deep established front garden whilst to the rear there is a lovely enclosed lawned garden with paved patio.

- FREEHOLD
- COUNCIL TAX BAND - B



Approx Gross Floor Area = 752 Sq. Feet  
= 69.71 Sq. Metres

