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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

35 Albion Street
Sale, Cheshire, M33 7TA



£385,000

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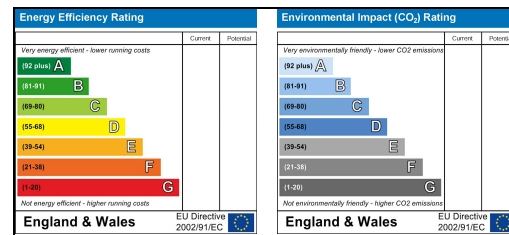


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

AN IMPRESSIVE, MUCH LARGER THAN AVERAGE, TWO DBL BEDROOMED PERIOD END TERRACE WHICH HAS BEEN COMPREHENSIVELY IMPROVED THROUGHOUT. SUPERB CONVERTED LOFT. GORGEOUS VIEWS TOWARDS THE CANAL. IDEAL LOCATION FOR SPRINGFIELD SCHOOL AND TOWN CENTRE.

Hall. Lounge. Dining Room. Kitchen. Two good-sized Bedrooms. Spacious Bathroom. Converted Loft room. Beautiful part covered Courtyard.

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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

An impressive, much larger than average, Two double Bedroomed, Period End of Terrace which has been comprehensively upgraded and improved throughout.

The property includes a superb Loft Conversion and has Accommodation extending to over 1000 sqft.

Albion Street is ideally located only a short distance from the Town Centre, its facilities and the Metrolink making it such a convenient place to live as well as having the Bridgewater Canal literally adjacent to the house!

For any families looking, this is a central location for school catchments including having the popular Springfield Primary School just around the corner!

In addition to the Accommodation, there is a beautiful landscaped walled courtyard garden.

An internal viewing will reveal:

Entrance Hallway, having an opaque, glazed panelled front door. Doors then open to the Dining Room. A staircase rises to the First Floor.

Lounge. A lovely Reception Room, having a uPVC double glazed window to the front elevation. Hollowed out chimney breast with attractive cast iron wood burning stove. Inset spotlights. Door to the Dining Room.

Dining Room. Another good sized room having a uPVC double glazed window to the rear overlooking the courtyard and views towards the canal. Attractive hollowed out chimney breast fireplace feature with cast iron wood burning stove. Door opens to useful understairs cupboard which also has space and plumbing for a washing machine. Door to the kitchen.

Kitchen. Fitted with a range of modern base and eye level units with chrome handles and worktops over with inset sink unit. Built in double oven with ceramic hob and extractor over. Integrated fridge and dishwasher. Wall mounted gas central heating boiler. UPVC double glazed window to the side. UPVC double glazed door opens to outside.

First Floor Landing, having doors providing access to Two of the Bedrooms and Bathroom. A further door opens to a continuation of the landing where there is a staircase rising to the second floor and a uPVC double glazed window to the front.

Bedroom One. A well-proportioned Double Bedroom, having a uPVC double glazed window to the front elevation. Built-in wardrobes across one wall.

Bedroom Two, having a uPVC double glazed window to the rear elevation plus an additional uPVC double glazed window to the side providing lovely views towards the Canal.

Bathroom, fitted with a suite, comprising of: enclosed shower cubicle with thermostatic shower, corner panelled bath with shower mixer attachment. Eclosed cistern WC and vanity sink unit. Wall mounted heated, chrome towel rail radiator. Opaque, uPVC double glazed window to the rear elevation.

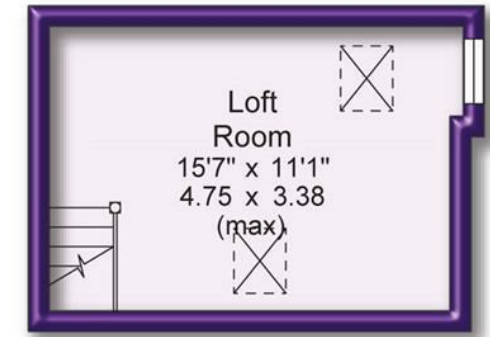
Second Floor. The loft has been converted to provide excellent additional space but is not to be classed as a bedroom as there are no building regulations in place. The space is ideal having a uPVC double glazed window to the side providing views towards the Canal. Two skylight Velux windows. Storage space within the eaves.

Outside to the rear is the beautiful landscaped walled courtyard which feels really private. Part is covered with a glass roof, wood store and built in storage units with space for an outdoor fridge. Raised eye level flowerbeds at the back and fixed planters along the wall at the side which are a lovely way to compliment the backdrop of the Canal and the Canal towpath beyond. Built in lights surround the courtyard.

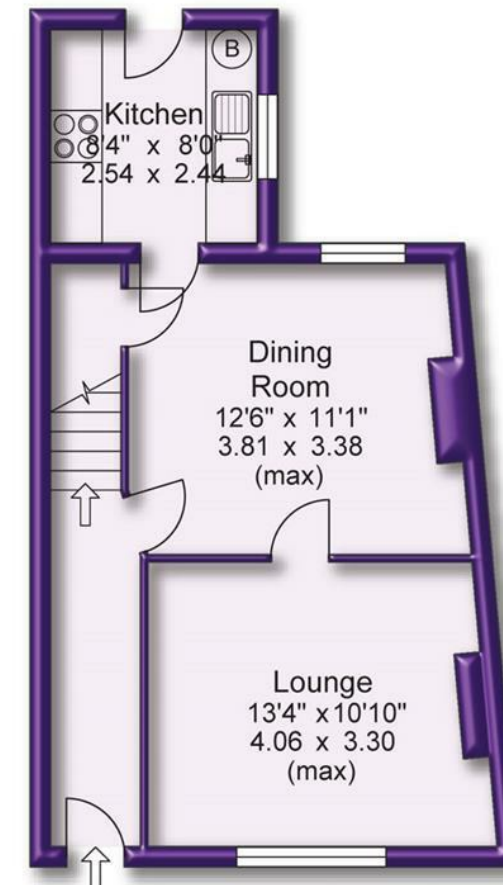
One of the best of its type!

- Freehold
- Council Tax Band B

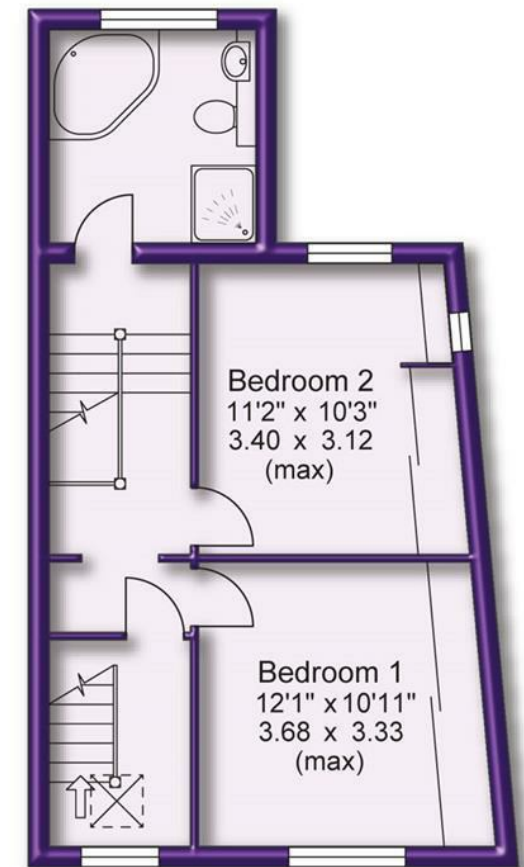
Approx Gross Floor Area = 1035 Sq. Feet
= 96.2 Sq. Metres



Second Floor



Ground Floor



First Floor