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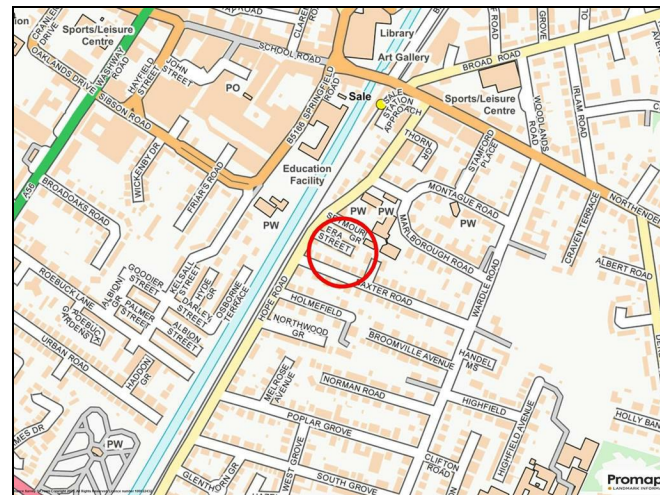


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, head east on School Rd/B5166 towards Hayfield St. Turn left onto Sibson Rd/B5166 then right onto School Rd/B5166. Turn right onto Hope Rd then turn left onto Era St. Destination will be on the right



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

18 Era Street Sale, Cheshire, M33 3AH



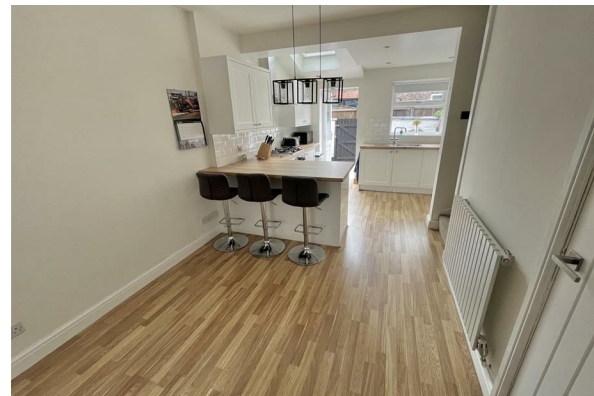
****NO CHAIN** A STYLISH, COMPREHENSIVELY UPGRADED AND IMPROVED, TWO BEDROOMED PERIOD END TERRACE SITUATED ON THIS DELIGHTFUL COBBLED CUL DE SAC. STYLISH INTERIOR. PERFECT FOR TOWN CENTRE/METROLINK.**

Lounge. Large open plan Dining Kitchen. Two Bedrooms. Bathroom. Walled courtyard.

CONTACT SALE 0161 973 6688

£310,000

in detail



A stylish, comprehensively upgraded and improved, Two Bedroomed, Period End Terrace, ideally positioned on this delightful and unique cobbled cul de sac.

The location is ideal, being positioned only a short walk from Sale Town Centre and the Metrolink.

Internally, the property is neutrally decorated throughout, extensive re plastering, modern kitchen and bathroom fittings and uPVC double glazing.

An internal viewing will reveal:

Lounge. A well proportioned reception room having an opaque leaded composite front door with leaded uPVC double glazed window above. uPVC double glazed window to the front elevation and hollowed out chimney breast feature. Large opening to the Breakfast Kitchen.

Breakfast Kitchen. An excellent sized room refitted with an extensive range of modern base style units with worktops over and inset stainless steel sink unit with mixer tap. Built in NEFF stainless steel fronted double oven with NEFF four ring gas hob and stainless steel extractor fan over. Integrated fridge freezer. Integrated washing machine. Deep section of worktop that doubles up as a breakfast bar. Part vaulted ceiling with skylight Velux window, uPVC double glazed window to the rear elevation. Opaque leaded uPVC double glazed door opens to outside. Inset spotlights to the kitchen area. Door opens to useful downstairs storage cupboard and the staircase rises to the first floor.

First Floor landing having panelled doors providing access to the two bedrooms and bathroom. Double doors open to a useful storage cupboard which also houses the Worcester gas central heating boiler. Loft access point.

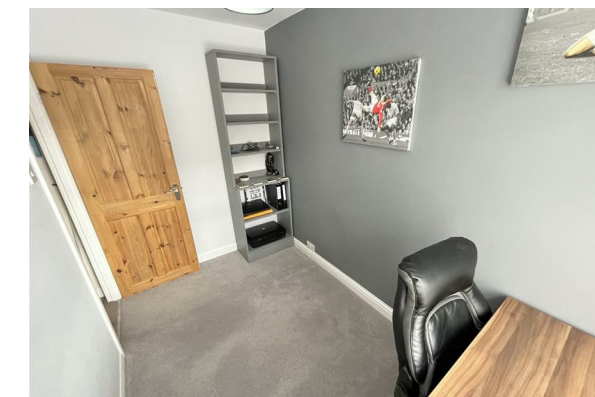
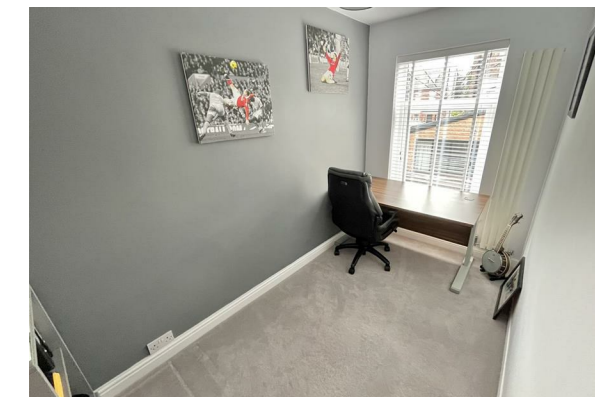
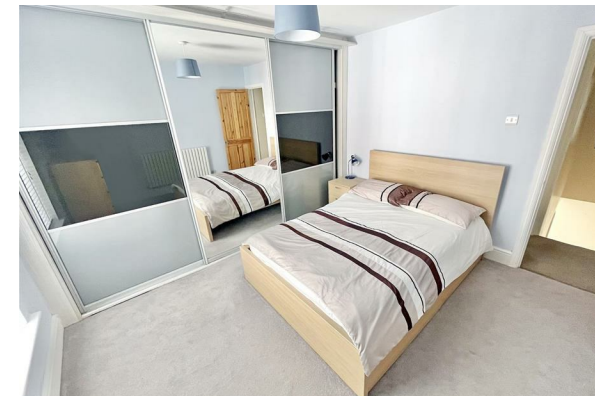
Bedroom One. A well proportioned double bedroom having a uPVC double glazed window to the front elevation. Built in wardrobes across one wall with sliding doors and lighting above.

Bedroom Two. A uPVC double glazed window to the rear elevation.

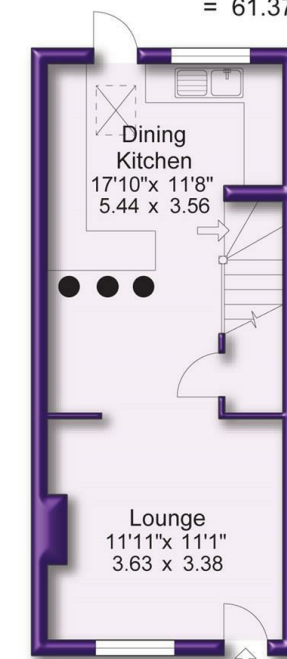
Bathroom. Fitted with a white suite with chrome fittings comprising of panelled bath with electric shower over. Wash hand basin. WC. Opaque uPVC double glazed window to the side elevation. Tiled walls.

Outside to the rear there is a lovely walled courtyard.

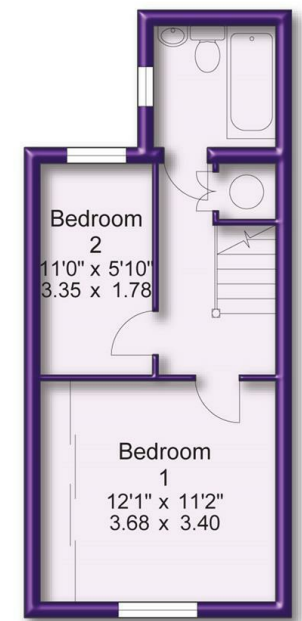
Always a popular place to live! NO CHAIN!



Approx Gross Floor Area = 662 Sq. Feet
= 61.37 Sq. Metres



Ground Floor



First Floor