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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

9 Albion Grove

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£335,000





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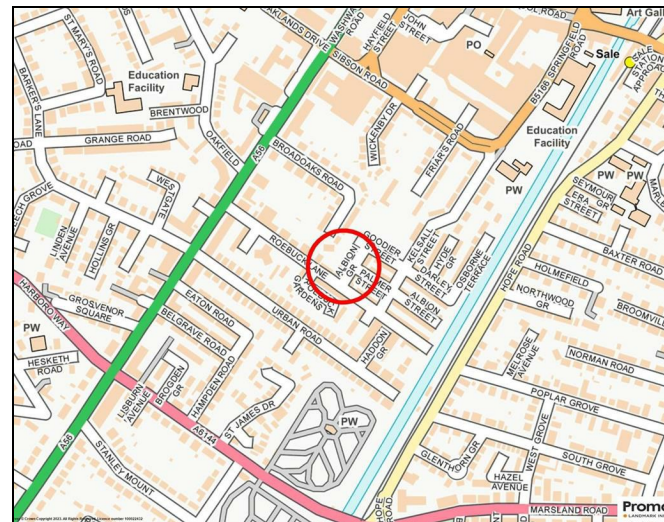
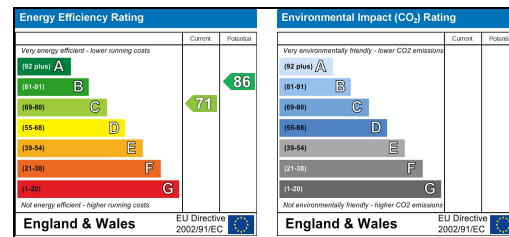


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energy efficiency

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



overview

A GORGEOUS, COMPREHENSIVELY UPGRADED AND EXTENDED, TWO BEDROOMED PERIOD TERRACE IDEALLY LOCATED FOR THE TOWN CENTRE/CANAL/METROLINK. STYLISH MODERN INTERIOR. STUNNING RE FITTED KITCHEN.

Hall. Lounge. Dining Room. Open plan to the high specification Kitchen with glass roof lantern. Utility. Ground Floor WC. Two good-sized Bedrooms. First Floor Bathroom. Walled, enclosed Courtyard.

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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

A Gorgeous, much upgraded and extended, Two Bedroomed, Period Terrace which has been tastefully re-furbished throughout.

The location could not be more convenient, being within a short walk of the Town Centre, Metrolink and access to the popular Bridgewater Canal walks.

Internally, the property has good-sized rooms throughout, neutral re-decoration and re plastering, along with a high specification re fitted kitchen and modern Bathroom.

In addition to the Accommodation, there is a pretty Garden frontage and a walled rear Courtyard.

An internal viewing will reveal:

Entrance Hall. Having an opaque leaded panelled front door with beautiful arched leaded window above. Karndean parquet effect flooring. Coved ceiling. Picture rail surround. Dado rail. Doors then open to the Lounge and Dining Room with a further door opening to a useful understairs storage cupboard.

Lounge. A well proportioned Reception Room having a uPVC double glazed window to the front elevation. Hollowed out chimney breast feature. Deep coved ceiling. Dado rail surround.

Dining Room. An excellent sized second room having a uPVC double glazed window to the rear elevation. Painted tread staircase rising to the First Floor. Open plan to the Kitchen. Continuation of the Karndean parquet effect flooring.

Kitchen. Refitted with an extensive range of base and eye level units with Silestone worktops over and inset sink unit with mixer tap. Built in AEG electric oven with four ring induction hob and extractor hob over. Integrated fridge freezer and dishwasher. Feature glass lantern to the ceiling. uPVC double glazed window to the side elevation. Door provides access to the Utility Room.

Utility Room. Having a uPVC double glazed door opening to the Courtyard. Fitted worktop with adjacent cupboards, one housing the Vaillant gas central heating boiler. Space and plumbing suitable for a washing machine. Door through to the Ground Floor WC.

Ground Floor WC. Refitted with a contemporary suite comprising of WC, corner wash hand basin, matt finish wall mounted heated towel rail radiator. Tiled floor. Part tiled walls.

First Floor Landing. Having doors providing access to the Two Bedrooms and Bathroom.

Bedroom One. An excellent sized double bedroom having uPVC double glazed window to the rear elevation. Large built in storage cupboard above the stairwell.

Large Loft Access Point with pull down ladder. The Loft has been boarded to provide excellent additional storage space.

Bedroom Two. Another good sized room having a uPVC double glazed window to the front elevation. Coved ceiling.

Bathroom. Fitted with a modern white suite with chrome fittings comprising of panelled bath, electric shower over. WC. Wash hand basin.

A superb example of its type!

Approx Gross Floor Area = 780 Sq. Feet
= 72.31 Sq. Metres

