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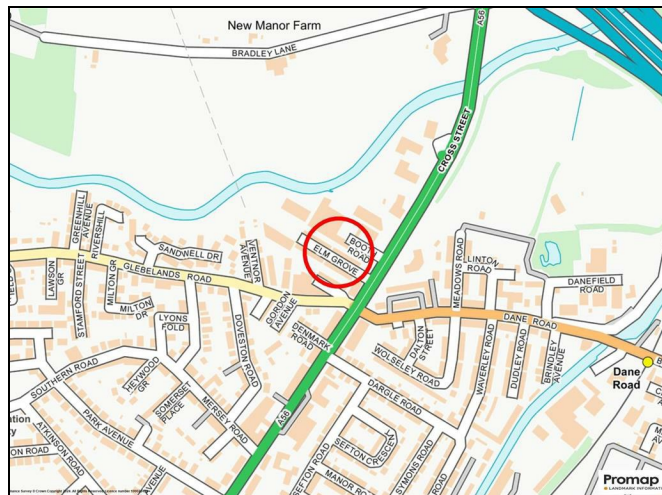


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, proceed on School Road and turn left onto Sibson Rd/B5166. Continue straight onto Tatton Rd/B5166 which turns left and becomes Ashfield Rd. Turn right onto Cross St. Turn left onto Elm Grove and the property 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

22 Elm Grove Sale, M33 7JY



****NO CHAIN** A LOVELY TWO BEDROOMED PERIOD TERRACE WITH SUPERB ACCOMMODATION. UPGRADED AND IMPROVED THROUGHOUT. USEFUL DOUBLE CELLAR. POPULAR CUL DE SAC PERFECT FOR TOWN CENTRE + METROLINK.**

Entrance Vestibule. Lounge. Dining Kitchen. Great Cellars. Two good Double Bedrooms. Bathroom. Walled Courtyard. So Convenient!

CONTACT SALE 0161 973 6688

£300,000

in detail



An excellent-sized, Two Double Bedroomed, Period Terrace which enjoys good-sized rooms throughout.

The property has been upgraded and improved, including modern Kitchen and Bathroom fittings and neutral re-decoration.

The location is ideal, being on a popular cul de sac, within an easy reach of the Town Centre, Metrolink, bus routes, Motorway and the River Mersey.

In addition to the Accommodation, there is a lovely private walled Garden and residents Parking.

An internal viewing will reveal:

Entrance Vestibule with panelled front door. Door to the Lounge.

Lounge. An excellent-sized Reception Room, having a uPVC double glazed window to the front elevation. Glazed doors through to the Dining Kitchen.

Dining Kitchen, another lovely room with plenty of space for a table. The kitchen is fitted with an extensive range of gloss finish base and eye level units with worktops over and inset stainless steel sink unit. Built in stainless steel electric oven with four ring gas hob and extractor over. UPVC double glazed window to the rear elevation. Opaque uPVC double glazed door opens to the courtyard. Door opens to the staircase leading to the cellars. Staircase rises to the first floor.

Cellars. The property enjoys two really useful cellar chambers which are both heated as well as having the gas central heating boiler and space and plumbing for a washing machine.

First Floor Landing. Panelled doors open to the Two Double Bedrooms and Bathroom.

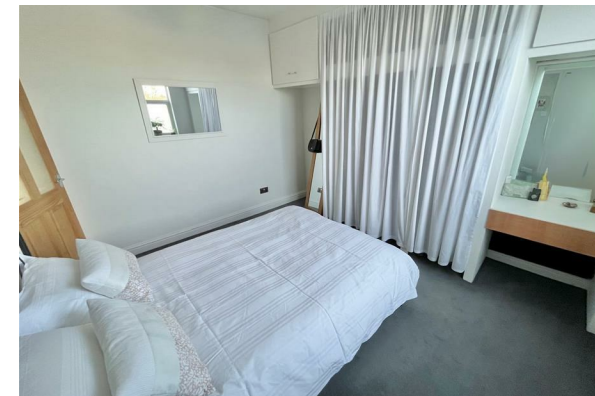
Bedroom One. A wonderful, large Double Bedroom, having a uPVC double glazed window to the rear elevation. Built-in wardrobes. Door opens to a useful storage cupboard.

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

Bathroom, fitted with a white suite with chrome fittings, comprising of: panelled bath with shower over. Wash hand basin. WC. Part tiled walls. Opaque, uPVC double glazed window to the front elevation.

Always popular houses!

- FREEHOLD
- COUNCIL TAX BAND - B



Approx Gross Floor Area = 1074 Sq. Feet
= 99.56 Sq. Metres

