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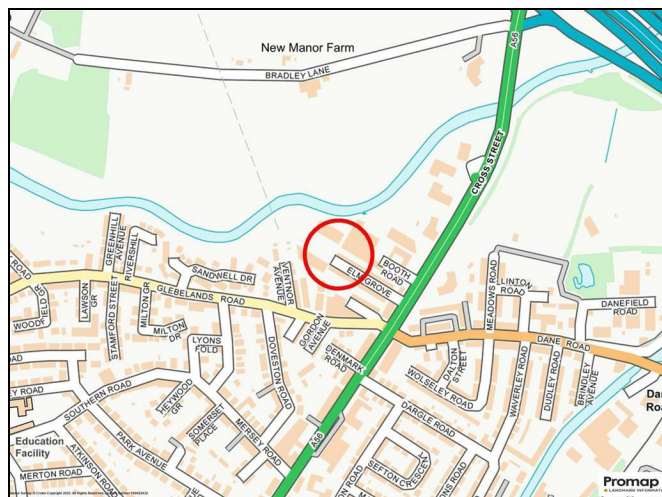


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale office, proceed onto School Road then turn left onto Sibson Rd/B5166. Continue straight onto Tatton Rd/B5166 which turns left and becomes Ashfield Rd. Turn right onto Cross St/A56 and turn left onto Elm Grove. The 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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		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.



WATERSONS

INDEPENDENT ESTATE AGENTS

50 Elm Grove Sale, M33 7JY



A STYLISH, MUCH IMPROVED AND EXTENDED, TWO DOUBLE BEDROOMED PERIOD END TERRACE WITH SUPERB ACCOMMODATION. FABULOUS EXTENDED KITCHEN. USEFUL CELLAR. POPULAR CUL DE SAC PERFECT FOR TOWN CENTRE + METROLINK.

Entrance Vestibule. Lounge. Dining Room, open plan to the Breakfast Kitchen. Cellar. Two good Double Bedrooms. Bathroom. Walled decked Courtyard. So Convenient!

CONTACT SALE 0161 973 6688

Offers Over £290,000

in detail



A Stylish, much upgraded and extended, Two Double Bedroomed, Period End Terrace which enjoys good-sized rooms throughout.

The property has been recently upgraded and improved in 2021, including an extension to create a larger Kitchen with French doors and glass roof lantern. In addition the property has stripped wooden floors, cast iron woodburner, and attractive Plantation shutters.

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, enclosed, walled decked Courtyard.

An internal viewing will reveal:

Entrance vestibule. Having a opaque composite front door with etched window above. Glazed panelled door through to the Lounge.

Lounge. A well proportioned Reception Room having uPVC double glazed windows to the front elevation with attractive plantation shutters. Hollowed out chimney breast with wood burning stove. Stripped wooden floors. Coved ceiling. Large opening into the Dining Room.

Dining Room. Another excellent sized Reception Room having a large hollowed and exposed brick chimney breast feature. Built in cabinets to each of the alcoves. A continuation of the stripped wooden floor. Stripped and painted spindled staircase rises to the First Floor. Large timber trap door which provides access down to the Cellars. Open plan to the Kitchen.

Kitchen. A stylish Kitchen refitted with a range of matte finish handless base style of units with concrete worktops over with inset sink unit with spray mixer tap. Ample space for a range cooker which may be available subject to further negotiation with oversize extractor hood over. Space for a tall fridge freezer. Integrated dishwasher. uPVC double glazed window to the rear elevation and a set of uPVC double glazed French doors open to the Decked Patio. Glass roof lantern to the ceiling. Inset spotlights.

First Floor Landing. Having a spindle balustrade to return the staircase opening. Opaque uPVC double glazed window to the side



elevation. Doors then provide access to the Two Bedrooms and Bathroom.

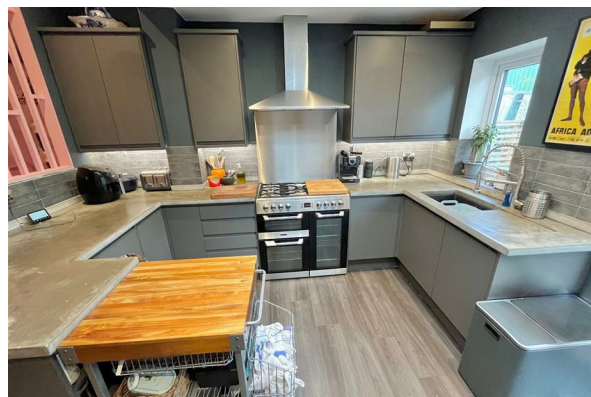
Bedroom One. An impressive double bedroom having two uPVC double glazed windows to the front elevation both with attractive Plantation shutters. Coved ceiling.

Bedroom Two. Another good size bedroom having uPVC double glazed window to the rear elevation.

Bathroom. Fitted with a suite comprising of panelled bath with thermostatic shower over and fitted glass shower screen. WC. Wash hand basin. Wall mounted polished chrome towel rail radiator. Part tiled walls. Opaque window to the side elevation.

To the rear there is a lovely enclosed decked courtyard.

Always popular houses!



Approx Gross Floor Area = 1066 Sq. Feet
= 98.82 Sq. Metres

