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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

65 Church Lane

Sale, M33 5GW



£375,000





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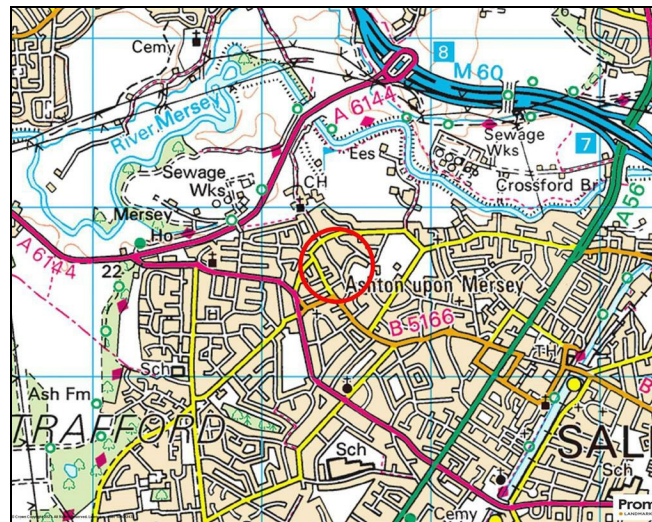
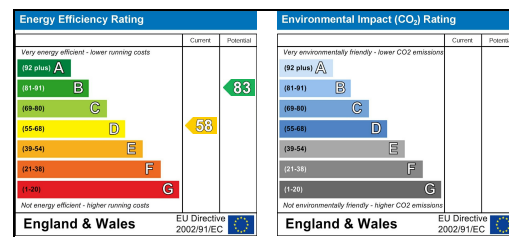


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A STYLISH TWO DOUBLE BEDROOMED PERIOD TERRACE WITH GORGEOUS INTERIOR AND LOVELY REAR GARDEN LOCATED VERY CLOSE TO THE VILLAGE. EXTENDED BREAKFAST KITCHEN.

Hall. Lounge. Dining Room. Excellent sized re fitted Breakfast Kitchen. Two Good Sized Bedrooms. Bathroom. Landscaped Garden.

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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

A stylish Two Double Bedroomed Period Mid Terrace which has a gorgeous interior, extended Kitchen and lovely Rear Garden.

The location is ideal, Church Lane is always popular and is within a short distance of the Village Centre.

Internally there is neutral re-decoration and modern Kitchen and Bathroom fittings.

At the back of the property is a lovely enclosed, landscaped Garden which is broadly South Westerly Facing!

An internal viewing will reveal:

Recessed Porch with step-up to a glazed, panelled front door with opaque, glazed window above.

Entrance Hallway having a staircase rising to the First Floor, door through to the Dining Room.

Dining Room having a deep-sill, UPVC double glazed bay window to the front elevation, period cast iron open fireplace with tiled hearth, large opening into the Lounge.

Lounge, another good sized room having an opening into the Breakfast Kitchen. Period cast iron open fire with tiled hearth.

Breakfast Kitchen, superb large extended Kitchen fitted with space for a table. The kitchen has been fitted with an extensive range of base and eye-level units with chrome handles and Quartz worktops over with oversized white ceramic sink with mixer tap. Range cooker (maybe available subject to further negotiation), integrated fridge freezer and dishwasher. UPVC double glazed deep-sill window to the rear elevation, ceramic tiling to the return of the work surface area, wall-mounted, gas central heating combination boiler, large opening into a large, useful understairs storage space which also has space and plumbing suitable for a washing machine.

First Floor Landing having a spindled balustrade to the return of the staircase opening, doors then provide access to the Two Bedrooms and Bathroom, Loft access point.

Bedroom One, an excellent sized Double Bedroom having a UPVC double glazed window to the front elevation, period cast iron fire surround to the chimney breast, picture rail surround, built-in storage shelving. Built in modern wardrobes.

Bedroom Two another good sized room having a UPVC double glazed window to the rear elevation, period cast iron fire surround to the chimney breast, built-in wardrobe cupboards to one of the alcoves.

Bathroom, fitted with a white suite with chrome fittings and comprises of: tiled, panelled bath with shower over and fitted glass shower screen, low-level WC, pedestal wash hand basin, UPVC double glazed window to the rear elevation, stripped wooden floors.

Outside to the front, the property has a small walled Courtyard Garden to the front with wrought iron gate and a Pathway which steps up to the front door.

To the rear the property enjoys a landscaped Garden with shaped, stone Patio Area with step up to an area of lawn with adjacent borders.

A beautiful example of its type!

Approx Gross Floor Area = 950 Sq. Feet
= 88.25 Sq. Metres

