



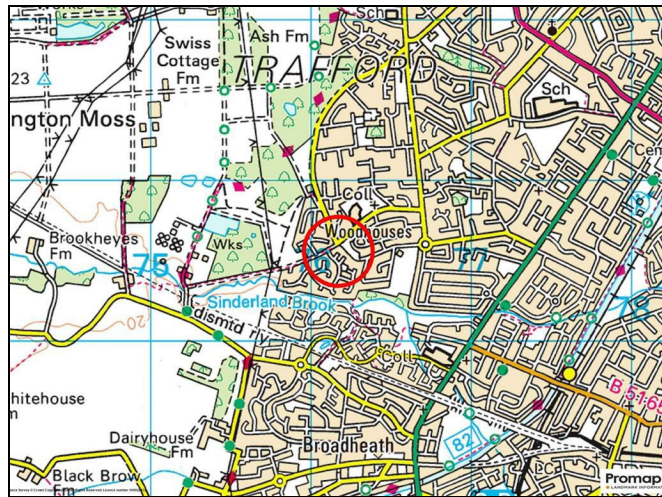
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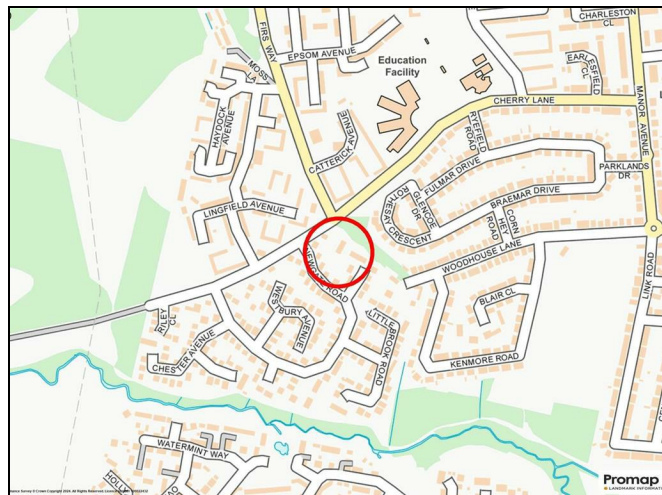


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, proceed on School Road then turn right onto Sibson Rd/B5166 then left onto Washway Rd/A56. Turn right onto Woodhouse Ln. At the roundabout, take the 3rd exit onto Manor Ave. At the roundabout, take the 1st exit onto Cherry Ln and continue onto Woodhouse Ln. Turn left onto Newgate Rd then turn left onto Old Well Walk. The property is on the left.



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 that 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

9 Old Well Walk

Sale, M33 4NY



****NO CHAIN** A GOOD SIZED TWO BEDROOMED END TERRACE LOCATED ON THIS EVER POPULAR DEVELOPMENT. SOME GENERAL MODERNISATION REQUIRED. GARAGE. GREAT POTENTIAL**

Porch. Lounge. Kitchen. Two Bedrooms. Bathroom. Gardens. Single Garage.

CONTACT SALE 0161 973 6688

£235,000

in detail



****NO CHAIN**** A good sized Two Bedroomed End Terrace which is ideally situated within this ever popular neighbourhood.

The property is in need of general modernisation yet offers great scope for a buyer to stamp their own mark!

There is an enclosed garden to the rear and a Single Garage.

The location is within an easy reach of local Schools and Shops.

An internal viewing will reveal:

Entrance Hall having a UPVC double glazed front door. Door through to the Lounge.

Lounge. A superb, large Reception Room having a UPVC double glazed window to the front. Staircase rises to the First Floor. Door through to the Kitchen.

Kitchen. A well-proportioned room with plenty of space for a small dining table. The Kitchen has been fitted with a range of base and eye-level units with worktops over with inset sink unit. Built in oven and hob. UPVC double glazed window to the rear elevation overlooking the Gardens and an opaque, UPVC double glazed door provides access to the rear. Wall mounted gas central heating boiler.

First Floor Landing having doors providing access to the Two Bedrooms and Bathroom. Loft access point.

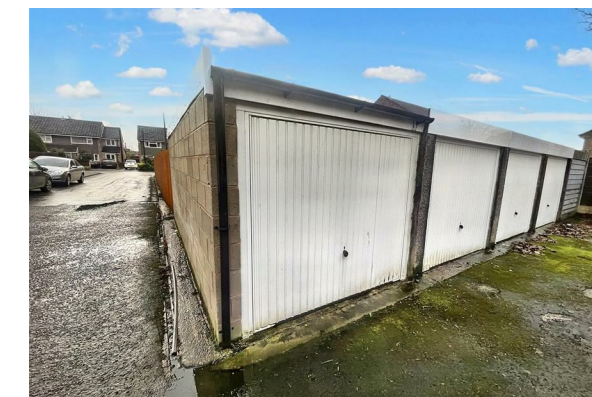
Bedroom One. A superb Double Bedroom having a UPVC double glazed window to the front elevation. Built in wardrobes.

Bedroom Two. Another good-sized Bedroom having a UPVC double glazed window to the rear elevation overlooking the Gardens. Built-in storage space over the stairs.

Bathroom fitted with a suite comprising of: panelled bath with electric shower over, low-level WC, pedestal wash hand basin. Opaque, UPVC double glazed window to the side elevation.

There is a good sized enclosed private rear garden. The Single Garage is located in the block just across to road from the house.

A Great Opportunity - NO CHAIN!



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

