



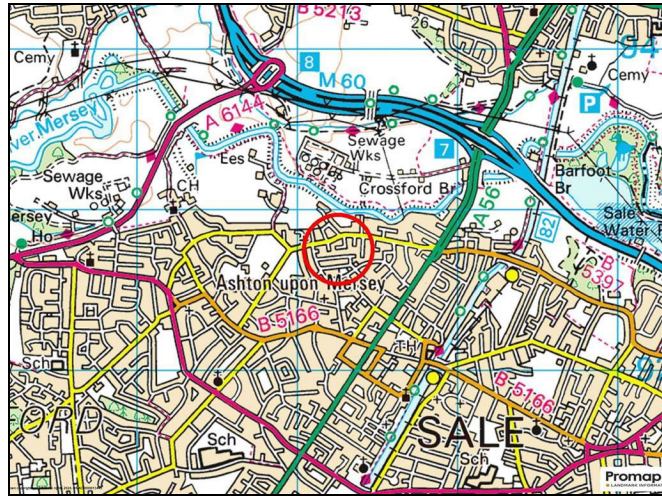
HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

SALE OFFICE:
 91-93 SCHOOL ROAD, SALE,
 CHESHIRE M33 7XA
 TEL: 0161 973 6688
 FAX: 0161 976 3355
 Email: sale@watersons.net

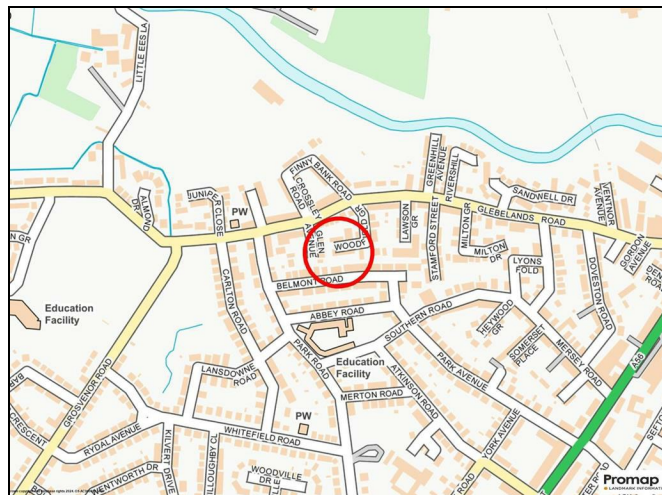


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, turn left onto Sibson Rd/B5166. Take Ashfield Rd to Cross St/A56. Continue straight onto Tatton Rd/B5166 which turns left and becomes Ashfield Rd. Turn right onto Cross St/A56 and continue on Glebelands Rd and turn left onto Woodfield Grove. Turn right to stay on Woodfield Grove and the property will be 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 | |
|---|--|-------------------------|-----------|---|--|
| 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 | 84 | England & Wales | |

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.



INDEPENDENT ESTATE AGENTS

7 York Terrace Woodfield Grove, Sale, M33 6LW



A GORGEOUS PERIOD END TERRACE WHICH HAS BEEN EXTENSIVELY IMPROVED THROUGHOUT. FABULOUS LOCATION 'TUCKED AWAY' OFF GLEBELANDS ROAD. IDEAL FOR SCHOOLS/ASHTON PARK

Hall. Dining Room. Lounge. Kitchen and Breakfast room. Two Bedrooms. Stylish Bathroom. Lovely established rear Garden. Such a Beautiful House!

CONTACT SALE 0161 973 6688

£350,000

in detail



A gorgeous, Two Bedroomed Period End Terrace which offers excellent accommodation.

The property has been tastefully upgraded and improved with neutral re-decoration, modern kitchen and bathroom fittings, and some lovely period features including fireplaces.

York Terrace is a small cluster of properties 'tucked away' in this almost 'hidden' location just off Glebelands Road within easy reach of the Mersey for walking. The property is within an easy reach of Sale Town Centre, Ashton Park and the in demand schools Wellfield School and Park Road Primary School.

In addition to the accommodation there is a lovely broadly South Facing Garden.

An internal viewing will reveal

Entrance vestibule having a multi-paned panelled front door with arched window above, tiled flooring, panelled door provides access to the Dining Room.

Dining Room, a good sized room having a uPVC double glazed window to the front elevation, stripped wooden floors, exposed brick chimney breast feature which has been hollowed out and has a slate tiled hearth. There is extensive built-in cabinets and book shelving and an area under the stairs perfect as an occasional Home Office, coved ceiling, spindled staircase rises to the First Floor, opening into the Lounge.

Lounge, another good sized room having a multi-paned mock sash window into the Breakfast Room, cast iron fire surround with living flame gas fire set upon a raised tiled hearth, coved ceiling, panelled door through to the Kitchen.

Kitchen fitted with an extensive range of modern base and eye-level units with chrome handles and worktops over with inset one and a half bowl stainless steel sink unit with mixer tap, built-in stainless steel fronted electric oven with matching four ring 'Neff' ceramic hob and stainless steel extractor over, integrated fridge and freezer, ceramic tiling to the return of the worksurface area, double glazed window to the side elevation, multi-paned panelled door provides access to the Breakfast Room, door through to a useful Pantry Cupboard which also has space and plumbing suitable for a washing machine.

Breakfast Room, an excellent addition to the Kitchen having a full height and virtually full width set of UPVC double glazed French doors opening up onto the rear Garden, tiled floor.

First Floor Landing. Having doors open 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. Attractive period fire surround to the chimney breast. Tiled hearth. Built in wardrobe. Coved ceiling.

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

Bathroom. Fitted with contemporary white suite with chrome fittings comprising of shaped panelled bath with thermostatic shower over with curved glass shower screen. WC. Wash hand basin. Wall mounted heated chrome tiled rail radiator. Inset spotlights to the ceiling. Opaque uPVC double glazed window to the rear elevation. Tiled floor.

To the rear there is a lovely broadly South Facing rear garden, mostly paved with attractive central decorative tiling.

Such a Beautiful Property!



Approx Gross Floor Area = 891 Sq. Feet
= 82.60 Sq. Metres

