



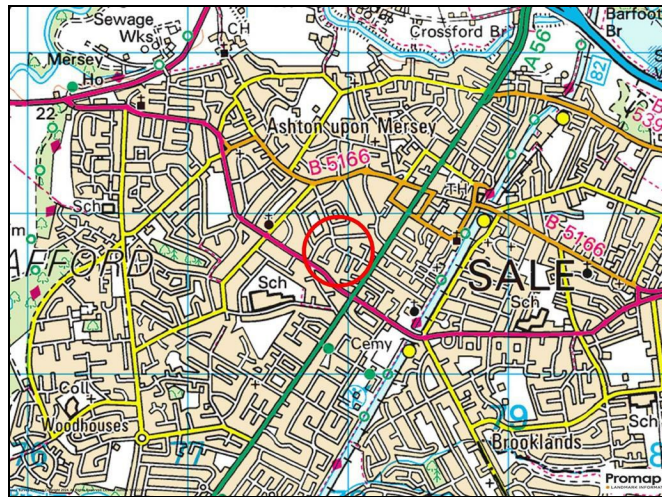
HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

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

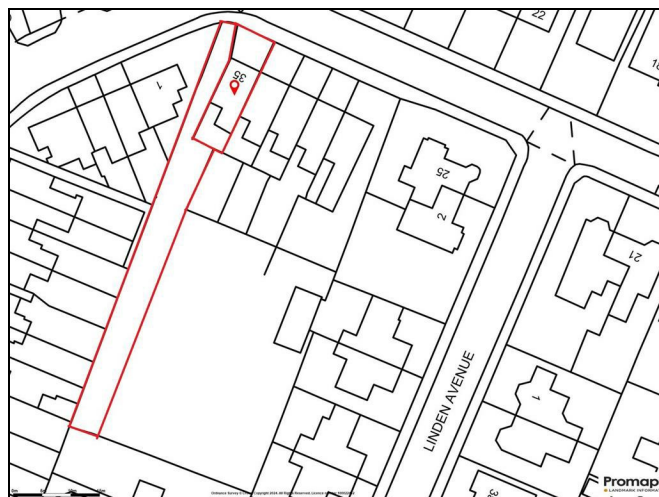


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, turn right onto Sibson Rd/B5166 then left onto Washway Rd/A56. Proceed on Washway Road for 0.2 miles then turn right onto Barkers Ln. The destination will be on the left



INDEPENDENT ESTATE AGENTS

35 Barkers Lane Sale, M33 6RL



BEST AND FINAL OFFERS WEDNESDAY 7TH FEBRUARY AT 12:00PM

****HUGE GARDENS**** A SUPERBLY PROPORTIONED TWO DBL BEDROOMED PERIOD END TERRACE LOCATED ON THIS EVER POPULAR ROAD PERFECT FOR THE TOWN CENTRE/SCHOOLS. MAGNIFICENT OVER 180FT MATURE REAR GARDEN. GREAT SCOPE TO UPGRADE AND EXTEND.

Hall. Lounge. Dining Room. Kitchen. Double chamber Cellars. Two double Bedrooms. Bathroom. Driveway Parking. Incredible Gardens.

CONTACT SALE 0161 973 6688

BEST AND FINAL OFFERS WEDNESDAY 7TH FEBRUARY AT 12:00PM

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			
		82	52
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.

£425,000



*****BEST AND FINAL OFFERS WEDNESDAY 7TH FEBURARY AT 12:00PM*****

A superbly proportioned Period End Terrace which excellent Accommodation over three floors including spacious double chamber cellars.

The unique feature of the property is the magnificent over 180ft established rear garden, this must be one of the largest gardens in Sale for this type of property!

This location is always very desirable close to the Town Centre and several of the Popular Schools.

The property is in need of some general modernisation, offering great scope for a buyer to stamp their own mark and subject to any consents there is potential to extend.

In addition to the accommodation there is vehicular access down the side of the property leading to a parking space.

An internal viewing will reveal:

Entrance Hallway having a panelled front door. Staircase rising to the First Floor. Door through to the Lounge and Dining room.

Lounge. A well proportioned reception room having a uPVC double glazed window to the front elevation. Coved ceiling. Opening to the Dining room.

Dining Room. Another good-sized Reception Room having a window to the rear elevation. Doors then open to the Breakfast Kitchen and access to the Cellars.

Kitchen, fitted with a range of base and eye-level units with worktops over and inset stainless steel sink unit. Ample space for a range of freestanding appliances.

UPVC double glazed window to the rear. UPVC double glazed door opens to outside. Door opens to the Cellars.

Cellars. There are two large chambers for storage and offering great scope for conversion. One of the chambers having the gas central heating boiler.

First Floor Landing having a spindled balustrade to the return of the staircase opening. Doors provide access to Two of the Bedrooms and Bathroom.

Bedroom One. A superb, large Double Bedroom having a UPVC double glazed window to the front elevation. Built-in wardrobe cupboards across one wall.

Bedroom Two. Another good double room having a uPVC double glazed window to the rear.

A good-sized Bathroom fitted with a suite comprising of: panelled, enamelled bath, WC, pedestal wash hand basin. Opaque, UPVC double glazed window to the rear elevation. Built in airing cupboard housing the hot water tank.

Outside to the rear, the property has a walled courtyard garden which leads to the main garden.

The garden is enormous, extending to over 180ft in length, and having mature established borders, lawn and large areas previously laid out as allotments.

There is vehicular access down the side of the property leading to the rear where there is a hardstanding area for parking. The alternative for parking is to open up the front garden like the neighbouring properties subject to any permissions required.

You will not find a more impressive garden plot!

*****BEST AND FINAL OFFERS WEDNESDAY 7TH FEBURARY AT 12:00PM*****

