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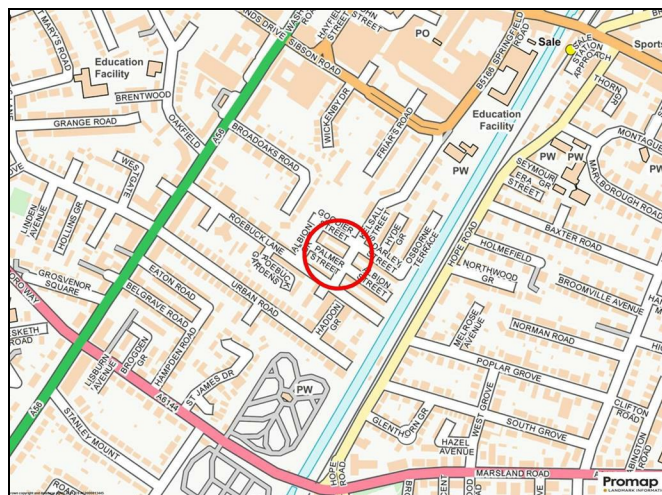


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale office, proceed on School Road and turn left onto Sibson Rd/B5166. Turn right onto Springfield Rd which turns slightly left and becomes Kelsall St. Turn right onto Palmer St and the property 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	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			86	(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.



INDEPENDENT ESTATE AGENTS

13 Palmer Street Sale, M33 7TH



****NO CHAIN** A SUPERB, MUCH UPGRADED AND IMPROVED, TWO BEDROOMED PERIOD TERRACE IDEALLY LOCATED FOR THE TOWN CENTRE/CANAL/METROLINK. STYLISH MODERN INTERIOR. CONTEMPORARY KITCHEN AND BATHROOM.**

Hall. Lounge. Dining Room. Kitchen. Two good-sized Bedrooms. Large Contemporary design Bathroom. Walled, enclosed Courtyard.

CONTACT SALE 0161 973 6688

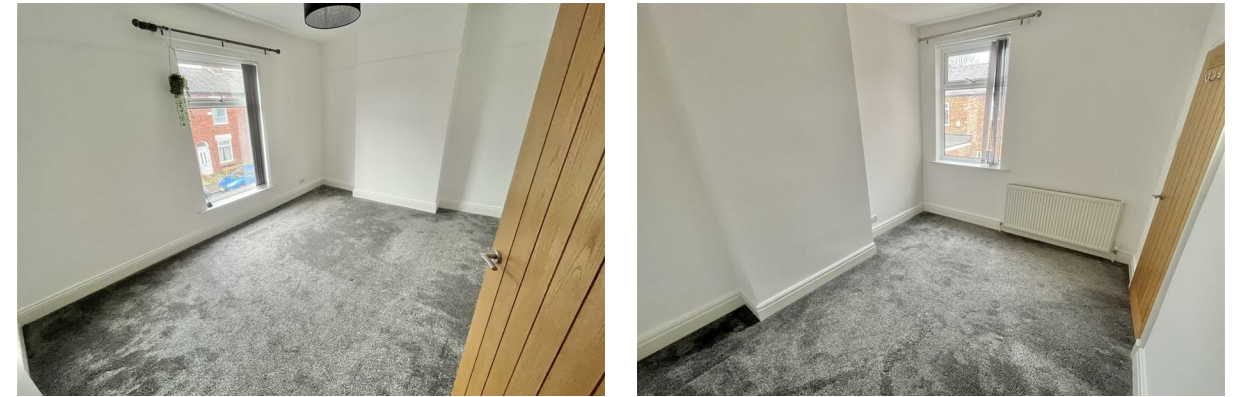
£335,000

in detail



A superb, much upgraded and improved, Two Bedroomed, Period Terrace which has been tastefully re-furbished throughout.

The location could not be more convenient, being within a short walk of the Town Centre, Metrolink and access to the popular Bridgewater Canal walks. The house is also within catchment for outstanding local schools.



To the rear the property enjoys a lovely paved walled courtyard.

Always popular houses!

- Freehold - - Council Tax Band B



Internally, the property has good-sized rooms throughout, neutral re-decoration and contemporary kitchen and bathroom fittings.

In addition to the Accommodation, there is a lovely walled rear Courtyard.

An internal viewing will reveal:

Entrance Hall. Having an opaque uPVC double glazed front door. Staircase rises to the First Floor. Door through to the Dining Room.

Lounge. A well proportioned Reception Room having a window to the front elevation. Coved ceiling. Hollowed out chimney breast feature. Picture rail surround. Opening into the Dining Room.



Dining Room. Another good sized reception room having a double glazed window to the rear elevation. Hollowed out chimney breast feature. Door to the Kitchen. Door opens to useful understairs storage.

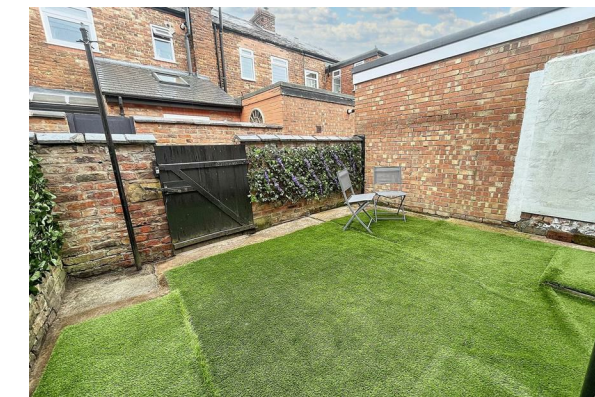
Kitchen. Fitted with a range of modern base and eye level units with worktops over and inset sink unit with mixer tap. Built in stainless steel electric oven with five ring gas hob and extractor hood over. Ample space for a tall fridge freezer unit. Double glazed window to the side elevation and a glazed door opens to the rear Courtyard. Wall mounted gas central heating boiler concealed within one of the cupboards.

First Floor Landing having a spindle balustrade to return the staircase opening. Panelled doors then open to Two Double Bedrooms and the Bathroom. Large loft access point with pull down ladder, this has been boarded for excellent storage space.

Bedroom One. A superb large double bedroom having a double glazed window to the front elevation.

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

Bathroom. A stylish bathroom refitted with a contemporary suite comprising of freestanding double ended bath with chrome mixer taps. Separate shower enclosure with thermostatic shower. Wall hung twin drawer vanity sink unit. WC. Wall mounted chrome polished towel rail radiator. Opaque double glazed window to the rear elevation.



Approx Gross Floor Area = 772 Sq. Feet
= 71.8 Sq. Metres

