



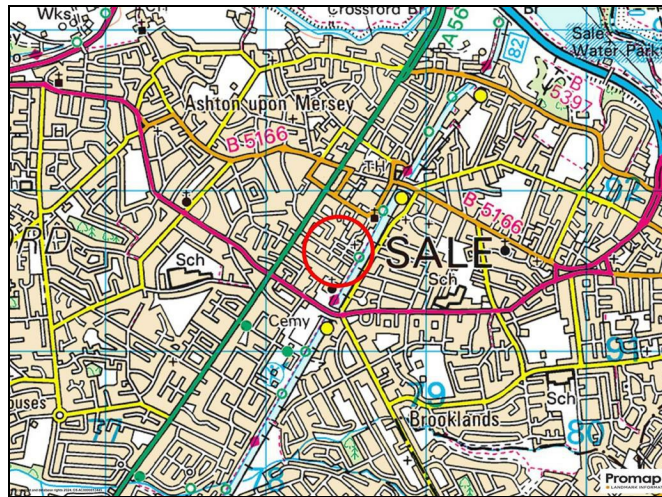
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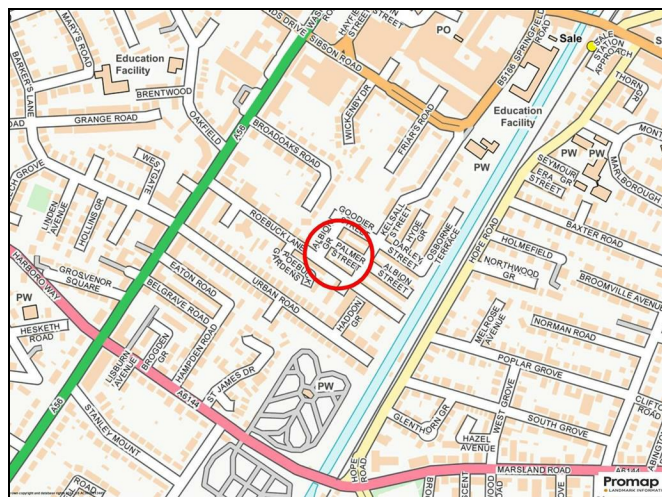


INDEPENDENT ESTATE AGENTS

location



From our Watersons Office, proceed on School Rd/B5166 towards Hayfield St and turn left onto Sibson Rd/B5166. Turn right onto Springfield Rd. Springfield Rd 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
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.



INDEPENDENT ESTATE AGENTS

2 Palmer Street Sale, M33 7TH

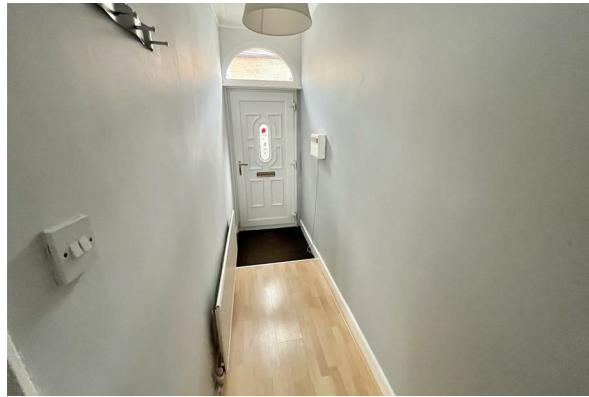


****NO CHAIN** A WELL PROPORTIONED TWO BEDROOMED PERIOD END TERRACE IDEALLY LOCATED FOR THE TOWN CENTRE/CANAL WALKS/METROLINK. NEUTRAL DECORATION. SOUTH WEST FACING COURTYARD.**

Hall. Lounge. Dining Room. Kitchen. Two good-sized Bedrooms. Large Bathroom with sep Shower. Walled, enclosed Courtyard.

CONTACT SALE 0161 973 6688

£325,000



A well proportioned Two Bedroomed, Period End Terrace which offers good sized rooms 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.

Internally there is neutral decoration and modern kitchen and bathroom fittings.

In addition to the Accommodation, there is a lovely broadly south westerly facing 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 Lounge.

Lounge. A well proportioned Reception Room having a set of uPVC double glazed French doors to the courtyard. Hollowed out chimney breast feature. Opening into the Dining Room. Door to the kitchen and a further door opens to a useful downstairs storage.

Dining Room. Another good sized reception room having a uPVC double glazed window to the front elevation.

Kitchen. Fitted with a range of modern base and eye level units with worktops over and inset stainless sink unit with mixer tap. Built in stainless steel electric oven with four ring gas hob and extractor hood over. Ample space for additional freestanding appliances. UPVC double glazed window to the side elevation and a glazed door opens to the rear Courtyard. Wall mounted gas central heating boiler.

First Floor Landing having a spindle balustrade to return the staircase opening. Panelled doors then open to Two Double Bedrooms and the Bathroom. Loft access point.

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 spacious bathroom fitted with a suite comprising of: panelled



bath. Separate shower enclosure with thermostatic shower. WC. Wash hand basin. Opaque double glazed window to the rear elevation.

To the rear the property enjoys a lovely paved broadly south westerly facing courtyard.

Always popular houses!

- Freehold
- Council Tax Band B

Approx Gross Floor Area = 808 Sq. Feet
= 75.1 Sq. Metres

