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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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## 2 York Terrace

Woodfield Grove, Sale, M33 6LW



£365,000

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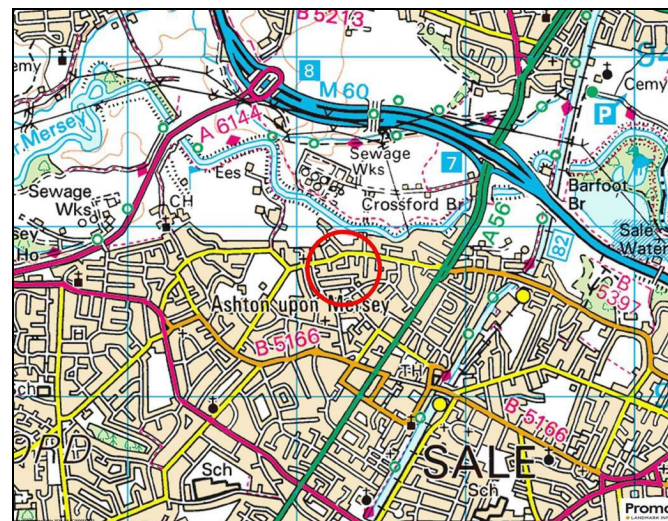
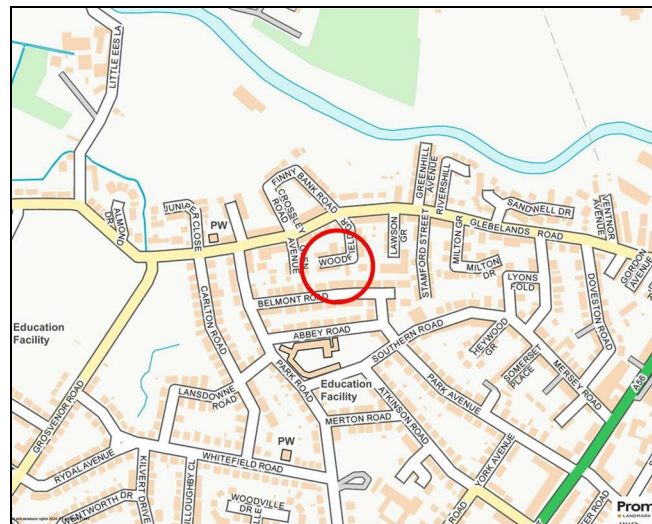
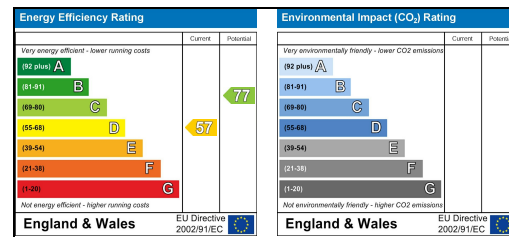


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## energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# Overview

A BEAUTIFUL PERIOD TWO BEDROOMED TERRACE WHICH HAS BEEN TASTEFULLY UPGRADED AND IMPROVED THROUGHOUT. USEFUL CONVERTED LOFT ROOM. FABULOUS LOCATION 'TUCKED AWAY' OFF GLEBELANDS ROAD. IDEAL FOR SCHOOLS/ASHTON PARK

Hall. Lounge. Dining Room. 17' Breakfast Kitchen. Two Bedrooms. Stylish Bathroom. Converted loft. Lovely established lawned rear garden. Always popular houses!

CONTACT SALE 0161 973 6688



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures 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.

# in detail

A beautifully presented Two Bedroomed Period Terrace which offers excellent accommodation including a converted loft space.

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

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

Ground Floor Entrance Vestibule. Having an opaque leaded composite front door with arched window above. Door through to the Lounge.

Lounge. A well proportioned reception room having a uPVC double glazed window to the front elevation with attractive plantation shutter. Beautiful period fireplace feature to the chimney breast. Coved ceiling. Picture rail surround. Door through to the Inner Hallway.

Inner Hallway. Having a staircase rising to the First Floor. Stripped wooden floors. Opening into the Dining Room.

Dining Room. Another good size reception room having a deep siled angled uPVC double glazed bay window to the front elevation. Again the room enjoys a beautiful period fireplace feature with raised tiled hearth. Continuation of the stripped wooden floors. Glazed original pantry cupboard to one of the alcoves. Opening into a large understairs Cloaks cupboard. Glazed door through to the Breakfast Kitchen.

Breakfast Kitchen. A wonderful large Kitchen fitted with a range of modern base style of units with worktops over and inset one and a half bowl white ceramic sink unit with mixer tap. Useless breakfast bar area. Range cooker with oversized extractor hood over. Integrated dishwasher. Space and plumbing suitable for a washing machine. Gas central heating boiler concealed within one of the units. Two deep siled angled uPVC double glazed angled bay windows to the side elevation.

First Floor Landing. Having doors open to the Two Bedrooms and Bathroom. Further staircase rises to the Converted Loft Room.

Bedroom One. An excellent sized double bedroom having a uPVC double glazed window to the front elevation. Coved ceiling. Folding door opens to useful wardrobe cupboard above the stairwell.

Bedroom Two. Having a uPVC double glazed window to the rear elevation providing views over the Gardens.

Bathroom. Refitted with suite comprising of panelled bath with thermostatic shower over and fitted glass shower screen. Vanity sink unit. WC. Opaque uPVC double glazed window to the rear elevation. Inset spotlights to the ceiling.

Converted Loft Room. A superb addition to the property having two skylight Velux windows to the rear elevation. Access to additional storage space within the eaves to both sides of the room.

Outside the property has a walled rear courtyard which leads onto the lovely established lawned garden, south facing, with established borders and paved patio.

Always really popular houses!

- Freehold
- Council Tax Band C

Approx Gross Floor Area = 1006 Sq. Feet  
= 93.5 Sq. Metres

