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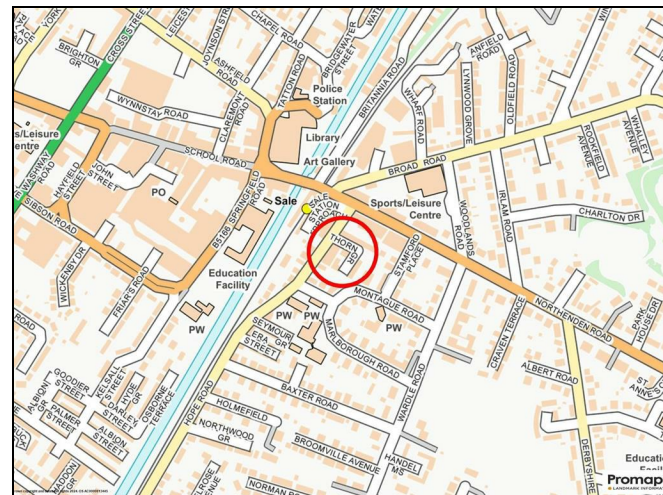
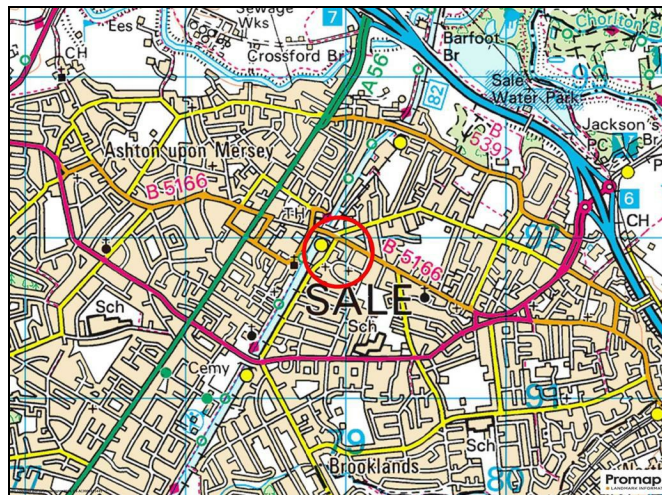


INDEPENDENT ESTATE AGENTS

# location



From our Watersons Sale office, proceed on School Rd/B5166 towards Hayfield St. Turn left onto Sibson Rd/B5166 and turn right onto School Rd/B5166. Turn right onto Hope Rd and left onto Thorn Grove. 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 <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	79	England & Wales		EU Directive 2002/91/EC	57

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 Thorn Grove Sale, M33 3AA



**A SUPERBLY PROPORTIONED, MUCH LARGER THAN AVERAGE THREE BEDROOMED PERIOD END TERRACE WITH ACCOMODATION OVER FOUR FLOORS INC A SUPERB CELLAR CONVERSION. 1289 SQFT. IDEAL LOCATION A MOMENTS WALK FROM THE TOWN CENTRE/METROLINK.**

**Porch. Hall. 26' Lounge/Dining. Kitchen. LGF Study. Three Dbl Bedrooms. Large Shower Room. Rear Courtyard Garden. Perfect for Town Centre.**

**CONTACT SALE 0161 973 6688**

**£395,000**



# in detail



A superbly proportioned, much larger than average Three Double Bedroomed Period End Terrace with fabulous accommodation over Four Floors including a wonderful cellar conversion.

The property is ideally located within the heart of the Town Centre having all the facilities including the Metrolink on the doorstep.

In addition to the accommodation there is a lovely private south westerly facing courtyard Garden.

An internal viewing will reveal:

Entrance Porch. Hallway with staircase to the first floor. Door to the Lounge.

Large Open Plan Lounge and Dining Room. Having a uPVC bay window to the front and a UPVC door to the rear opening onto the courtyard. The room has wood effect flooring and an attractive fireplace feature with living flame gas fire.

Kitchen. Fitted with an extensive range of gloss finish base and eye level units with worktops over and includes a built in stainless steel oven, microwave and five ring gas hob. Ample space for additional freestanding appliances. There are uPVC double glazed windows to the rear and side and a door onto the courtyard garden. Door open to the stairs to the Lower Ground Floor.

Lower Ground Floor- the Cellars have been converted to provide excellent additional space, perfect as a home office or 'den'! The room has a uPVC double glazed window to the front and inset spotlights.

First Floor landing. Having doors opening to two of the bedrooms and bathroom. Further staircase rises to the second floor.

Bedroom One. An excellent sized double room having two uPVC double glazed windows to the front. Built in wardrobes.

Bedroom Three, again another double room having a uPVC double glazed window to the rear. Built in wardrobes to one wall.

The Shower Room. Fitted with a Contemporary suite comprising of a large double shower with full height glass screen, built in bathroom furniture with enclosed cistern WC and vanity sink unit. Ceramic tiling to all the walls, Wall mounted heated chrome towel rail. Opaque uPVC double glazed window to the rear.

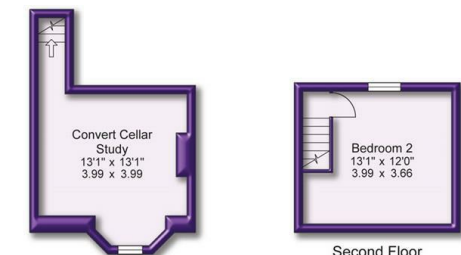


Second Floor Landing with door to Bedroom Two

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

Externally the property has a lovely South Westerly facing enclosed paved courtyard garden with extensive borders and climbing plants, pergola with seating area underneath.

Viewing essential to appreciate the space on offer!



Approx Gross Floor Area = 1289 Sq. Feet  
= 119.7 Sq. Metres

