



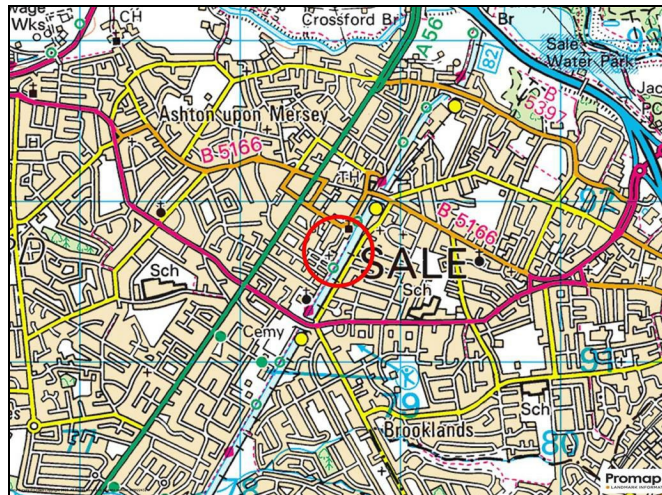
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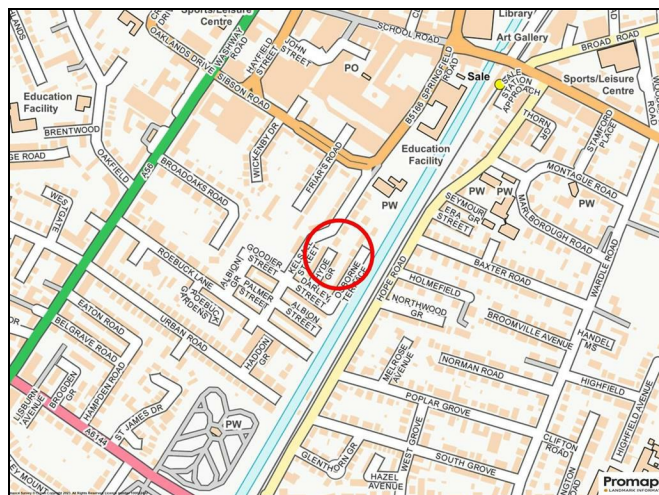


INDEPENDENT ESTATE AGENTS

location



Head east on School Rd/B5166 towards Hayfield St and continue to follow B5166. Turn left onto Sibson Rd/B5166 and turn right onto Springfield Rd. Springfield Rd turns slightly left and becomes Kelsall St. Turn left onto Darley St and turn left onto Hyde Grove



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			
		84	
		53	
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

32 Hyde Grove Sale, Greater Manchester, M33 7TE



AN EXCELLENT SIZED, LARGER THAN AVERAGE, EXTENDED TWO BEDROOMED PERIOD TERRACE IDEALLY LOCATED FOR THE TOWN CENTRE + METROLINK. GOOD SIZED ROOMS THROUGHOUT.

Lounge. Breakfast Kitchen with French doors. 17' Dining/Sitting Room. Two Dbl Bedrooms. Bathroom. Lovely walled, enclosed Courtyard.

CONTACT SALE 0161 973 6688

£315,000

in detail



A Superbly proportioned, larger than average, extended Two Bedroomed Period End Terrace which offers excellent accommodation.

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.

There are good sized rooms throughout, wider than many of the similar properties on the road and benefits from a ground floor extension which provides a 17' Dining Room/Sitting Room.

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

An internal viewing will reveal:

Recess covered porch with step to a uPVC double glazed front door with window above.

Lounge. A well proportioned reception room having an angled uPVC double glazed bay window to the front elevation. Spindled staircase rising to the first floor. Attractive fire surround to one wall, door through to the Dining Kitchen.

Dining Kitchen. A good sized kitchen with plenty of space for a table, the kitchen itself is fitted with a range of base half units and worktops over and inset stainless steel sink with mixer tap over. Ample space for additional free standing appliances including a range cooker. uPVC double glazed French doors open out to the rear courtyard garden. Cupboard houses the Worcester gas central heating boiler (installed Dec 2021). Door through to the family room.

Family Room. Forming part of an extension, a really useful dual purpose room having two uPVC double glazed windows to the side elevation and an opaque uPVC double glazed door opens to the courtyard garden.

First Floor Landing. Doors open to the Two Double Bedrooms and Bathroom.

Bedroom 1. A superb large double bedroom having a uPVC double glazed window to the front elevation.

Bedroom 2. Another good double room having a uPVC double glazed window to the rear elevation.

Bathroom. Fitted with white suite and chrome fittings comprising of panel bath with shower mixer attachment. Wash hand basin. WC. Opaque uPVC double glazed window to the rear elevation. Part tiled walls.

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

Couldn't be more convenient!



- FREEHOLD
- COUNCIL TAX BAND B



Approx Gross Floor Area = 886 Sq. Feet
= 82.3 Sq. Metres

