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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

# 21 Grange Road

Sale, M33 6RZ



£415,000





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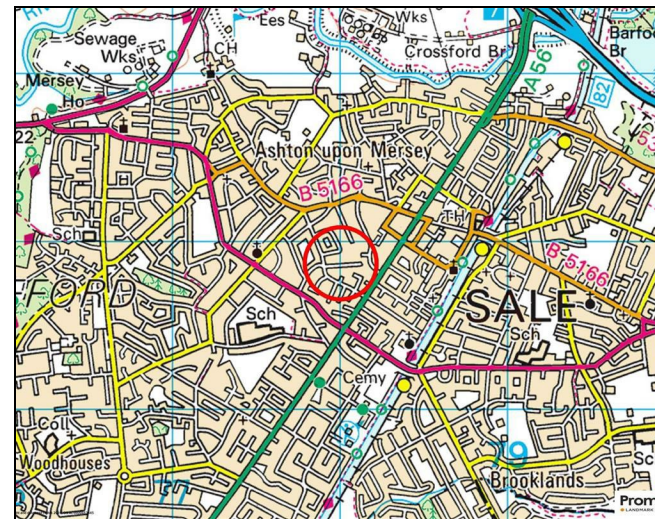
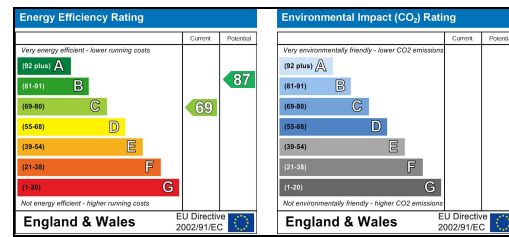


INDEPENDENT ESTATE AGENTS



# energy efficiency

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



# Overview

\*\*\*BEST AND FINAL OFFERS BY TUESDAY 2ND JULY AT 5PM\*\*\*

\*\*\*NO CHAIN!\*\*\*A BEAUTIFULLY PRESENTED, MUCH UPGRADED AND EXTENDED, TWO DOUBLE BEDROOMED PERIOD TERRACE WHICH ENJOYS A LOVELY ESTABLISHED REAR GARDEN. SUPERB CUL DE SAC LOCATION IDEAL FOR SCHOOLS/TOWN CENTRE. EXTENDED DINING KITCHEN.

Hall, Lounge, Dining Room which open plan to the extended Breakfast Kitchen. Two Dbl Bedrooms. Superb large Bathroom. Lovely landscaped rear Garden.

CONTACT SALE 0161 973 6688

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**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.

# in detail

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A Beautifully Presented, much upgraded and improved, Two Double Bedroomed Period Terrace offering excellent accommodation.

The property has been extensively upgraded and improved throughout with full re decoration and modern kitchen and bathroom fittings.

The ground floor has been greatly enhanced with an extension to the rear creating a spacious Dining Kitchen with French doors to the gardens.

This cul de sac location is always very popular, just off Barkers Lane, close to the Town Centre and several of the Popular Schools.

In addition to the accommodation there is a superb private rear garden.

An internal viewing will reveal:

Recess Porch with step up to an opaque glazed uPVC double glazed door through to the Entrance Hallway.

Entrance Hall. Having a staircase rising to the First Floor. Doors then open to the Lounge and Sitting Room. Coved ceiling.

Lounge. A well proportioned reception room having a wide angled uPVC double glazed bay window to the front elevation with attractive plantation shutters. Lovely period fire surround to the chimney breast with raised stone hearth. Coved ceiling.

Sitting/Dining Room. A wonderful large open plan Living Dining Kitchen. The room has a set of uPVC double glazed French doors opening out to the rear plus an additional uPVC double glazed window to the rear elevation overlooking the Gardens. Two separate glass lanterns to the ceiling. Door provides access to a useful understairs storage cupboard. The Kitchen is fitted with an extensive range of modern base style of units with polished granite worktops over and inset deep white ceramic sink unit with mixer tap. Ample space for a range cooker (maybe available subject to further negotiation) with oversized extractor hood above and stainless steel splashback. Integrated appliances include fridge freezer and dishwasher. Plumbing suitable for a washing machine. Wall mounted Worcester gas central heating boiler contained in one of the cupboards.

First Floor Landing. Having a spindle balustrade to return staircase opening. Doors then open to the Two Double Bedrooms and Bathroom. Large loft access point.

Bedroom One. An impressive large double bedroom having two uPVC double glazed windows to the front elevation .

Bedroom Two. Having a uPVC double glazed window to the rear elevation.

Bathroom. A large bathroom fitted with a suite comprising of free standing claw foot bath with central chrome mixer taps. Separate shower enclosure with thermostatic shower. WC. Wash hand basin. Wall mounted chrome polished towel rail radiator. Opaque uPVC double glazed window to the rear elevation with attractive plantation shutters. Inset spotlights

Outside to the rear, the property enjoys a lovely enclosed garden which has a paved patio area leading down to the main area of artificial lawn with established raised beds.

An impressive period property!

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Approx Gross Floor Area = 1003 Sq. Feet  
= 93.1 Sq. Metres

