



**HALE OFFICE:**  
212 ASHLEY ROAD, HALE,  
CHESHIRE WA15 9SN  
TEL: 0161 941 6633  
FAX: 0161 941 6622  
Email: hale@watersons.net

**SALE OFFICE:**  
91-93 SCHOOL ROAD, SALE,  
CHESHIRE M33 7XA  
TEL: 0161 973 6688  
FAX: 0161 976 3355  
Email: sale@watersons.net

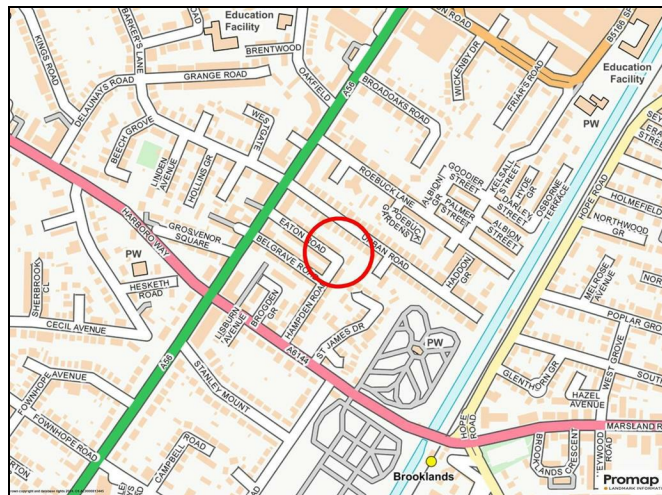


INDEPENDENT ESTATE AGENTS

# location



From our Watersons Sale office, proceed on School Rd/B5166 towards Hayfield St then turn right onto Sibson Rd/B5166. Turn left onto Washway Rd/A56 then left onto Marsland Rd/A6144. Turn left onto Hampden Rd then turn left onto Eaton Rd where 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		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 that 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

# 45 Eaton Road Sale, M33 7TZ



**\*\*NO CHAIN!!\*\* A SUPERB TWO BEDROOMED PERIOD END TERRACE LOCATED WALKING DISTANCE OF THE TOWN CENTRE + METROLINK. LOVELY PRIVATE COURTYARD. SOME GENERAL UPDATING REQUIRED.**

**Hall. Lounge. Dining room. Kitchen. Two Dbl Bedrooms. Bathroom. Rear Courtyard.**

**CONTACT SALE 0161 973 6688**

**£265,000**

# in detail



A well proportioned Two Bedroomed Period End Terraced property located in this most convenient neighbourhood within an easy reach of the Town Centre and the Metrolink at both Brooklands and Sale Station.

The property has good sized rooms throughout and provides any buyer the potential to update and modernise further.



Externally to the rear there is a walled Courtyard.

Comprising:

Entrance Hall. Having a uPVC double glazed French door with window above. Glazed door through to the Lounge and a further door through to the Dining Kitchen.

Lounge. A well proportioned reception room having a uPVC double glazed window to the front elevation. Coved ceiling.

Dining Kitchen. A superb large room having a uPVC double glazed window to the rear elevation. Additional opaque window to the side. Open plan to the Kitchen. Fireplace feature to the chimney breast. Spindle balustrade rising to the First Floor with useful understairs storage cupboard.

Kitchen. Fitted with a range of base style of units with worktops over and inset stainless steel sink unit. Ample space for a range of freestanding appliances. uPVC double glazed window to the rear elevation. Wall mounted gas central heating boiler. Tiled floor.

First Floor Landing. Having doors opening to the Two Double Bedrooms and Bathroom. Loft access point.

Bedroom One. A well proportioned double bedroom having a uPVC double glazed window to the front elevation. Coved ceiling.

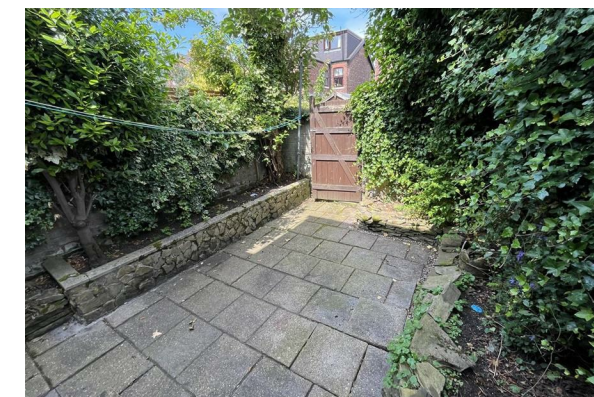
Bedroom Two. Another good sized double room having a uPVC double glazed window to the rear elevation.

Bathroom. Fitted with a suite comprising of panelled enamelled bath with electric shower over. Wash hand basin. WC. Opaque uPVC double glazed window to the rear elevation.

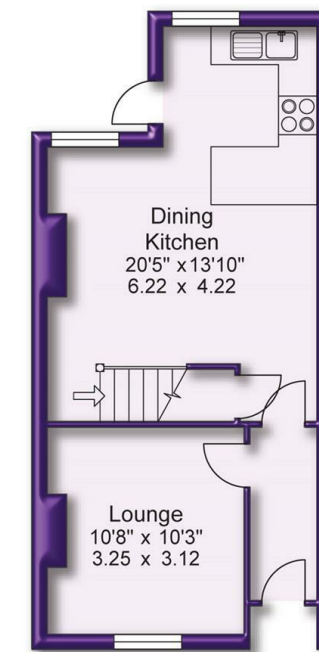
Outside to the rear of the property, the house enjoys a lovely walled courtyard garden.

A perfect first time buy! No Chain!

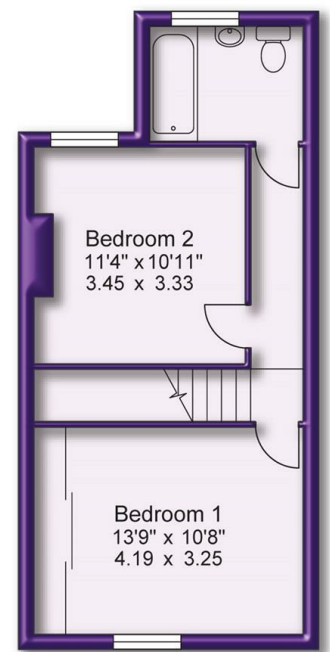
- Freehold
- Council Tax Band B



Approx Gross Floor Area = 800 Sq. Feet  
= 74.4 Sq. Metres



Ground Floor



First Floor