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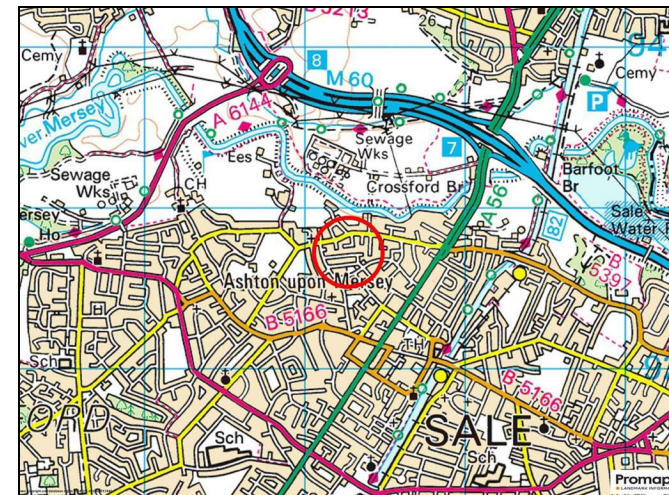
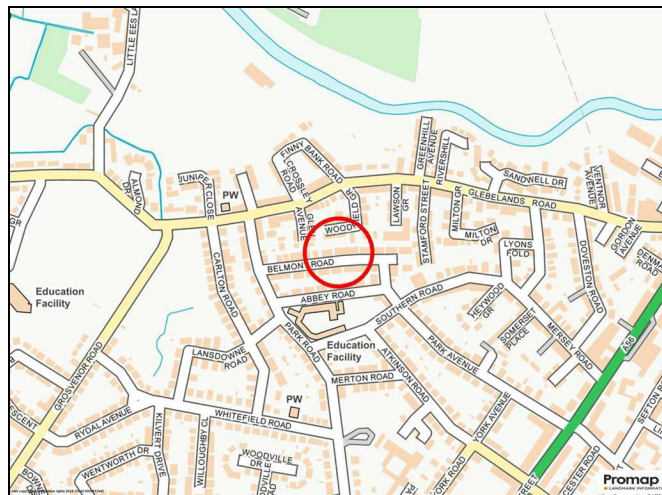


INDEPENDENT ESTATE AGENTS

location



From Watersons Sale office, proceed on School Rd/B5166 towards Hayfield St and sharp left onto Sibson Rd/B5166. Continue straight onto Tatton Rd/B5166 which turns left and becomes Ashfield Rd. Continue onto Atkinson Rd and left onto Southern Rd. Turn right onto Park Rd and turn right onto Belmont Rd where the property will be on the left



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 ₂) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales		EU Directive 2002/91/EC	80	England & Wales	

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

35 Belmont Road Sale, Cheshire, M33 6HY



A STYLISH, MUCH UPGRADED AND IMPROVED, THREE BEDROOMED PERIOD TERRACE LOCATED ON THIS VERY DESIRABLE ROAD IDEAL FOR TOWN CENTRE + PARK ROAD PRIMARY SCHOOL. IMMACULATE MODERN INTERIOR. RE FITTED BATHROOM.

Hall. Lounge. Dining Room. 14' Kitchen. Three Bedrooms. Bathroom. Enclosed rear Garden. ALWAYS POPULAR! Energy Rating: D

CONTACT SALE 0161 973 6688

£400,000

in detail



A superb, Three Bedroomed Period Terrace which has been tastefully upgraded and improved throughout.

The property is ideally positioned close to the Town Centre and several of the popular Local Schools including Park Road Primary.

Internally, there is a modern Kitchen, re fitted Contemporary Bathroom as well as numerous period features to include: fireplaces, stripped floors and coved ceilings.

In addition, the property enjoys a lovely established enclosed Garden to the rear.

An internal viewing will reveal:

Canopy Porch with step-up to an opaque, glazed, panelled front door.

Entrance Hallway. a lovely Entrance into the property having panelled doors opening to the Lounge and Dining Room. Staircase rises to the First Floor. Stripped wooden floors. Coved ceiling. Picture rail surround.

Lounge. A well-proportioned Reception Room having a hardwood, double glazed bay window to the front elevation. Attractive working period fireplace feature to the chimney breast. Stripped wooden floors. Coved ceiling. Opening into the Dining Room.

Dining Room. Another good-sized Reception Room having a uPVC double glazed window to the rear elevation. Lovely hollowed-out chimney breast feature. Continuation of the stripped wooden floors. Door through to the Kitchen.

A stylish Kitchen fitted with a range of base and eye-level units with woodblock worktops over and inset, large, twin white ceramic sink unit with 'Spray' mixer tap. Space for a range cooker (maybe available subject to further negotiation) with oversized extractor hood over. Integrated dishwasher. Ample space for a range of freestanding appliances. Tiled floor. Window and panelled door to the side and a set of uPVC double glazed French doors open out onto the rear Garden. Recently installed 'Viessmann' wall-mounted, central heating combi boiler. Door opens to useful, under stairs storage cupboard. Door opens to the side and a set of uPVC double glazed French doors open to the garden.

First Floor Landing having a spindled balustrade to the return of the staircase opening. Stripped panelled doors open to the Three Bedrooms and Bathroom.

Bedroom One. A wonderful, large Double Bedroom having two, uPVC double glazed windows to the front elevation.

Bedroom Two. Another good-sized Double Bedroom having a uPVC double glazed window to the rear elevation. Period, cast iron fire surround to the chimney breast.



Bedroom Three having a hardwood double glazed window to the rear elevation overlooking the Garden.

Bathroom, re fitted with a contemporary white suite with chrome fittings comprising of: panelled bath with thermostatic shower over and fitted shower screen, wall hung vanity sink unit, low-level WC with heated seat and bidet spray. Wall-mounted, heated, towel rail. Part-tiled walls. Opaque, hardwood, double glazed window to the side elevation. Mirror cabinet with shaver socket inside.

Externally, there is a lovely landscaped rear Garden with paved Patio leading to the main area of lawn with established borders surrounding.

Always popular houses!



Approx Gross Floor Area = 1019 Sq. Feet
= 94.46 Sq. Metres

