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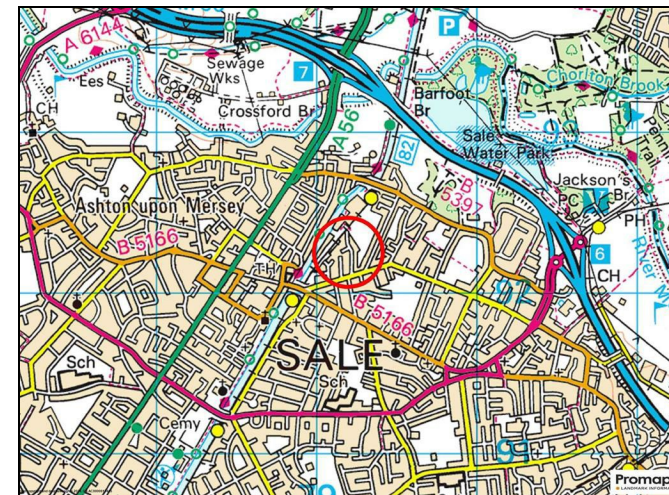
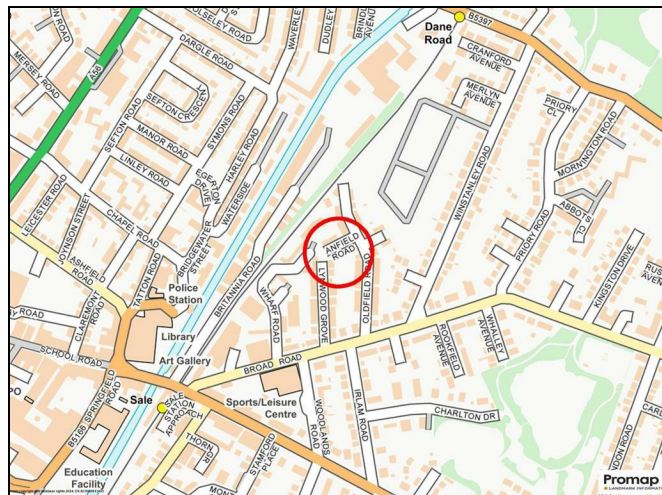


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale office, proceed on School Rd/B5166 towards Hayfield St and sharp left onto Sibson Rd/B5166. Turn right onto School Rd/B5166 and turn left onto Broad Rd. Turn left onto Oldfield Rd and turn left onto Anfield 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 |
|---|--|---------|-----------|
| 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 | | | |
| England & Wales | | 80 | 59 |
| 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 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

3 Anfield Road Sale, M33 2AY



A GORGEOUS, MUCH UPGRADED AND IMPROVED, TWO DBL BEDROOMED PERIOD TERRACE PERFECTLY LOCATED ON THIS SMALL POPULAR CUL DE SAC. IDEAL LOCATION FOR TOWN CENTRE. BEAUTIFUL REAR GARDEN.

Spacious Hall. Lounge. Large Dining Kitchen. Two Dbl Bedrooms. Study. Large Bathroom. Lovely Rear Garden.

CONTACT SALE 0161 973 6688

£425,000

in detail



A gorgeous, much upgraded and improved, Two Bedroomed, Period Terrace which has been tastefully refurbished throughout.

The location could not be more convenient, on a small cul de sac, perfect for the Town Centre, Metrolink and Worthington Park.

Internally, the property has good-sized rooms throughout, neutral re-decoration, replacement floor coverings and solid oak internal doors, along with modern Kitchen and Bathroom fittings.

In addition to the Accommodation, there is a beautiful, broadly south facing, landscaped rear Garden.

An internal viewing will reveal:

Canopy Porch.

Entrance Hallway. A delightful Entrance into the property with plenty of space for coat hanging. Spindled staircase rises with half landing to the First Floor. Doors open to the Lounge and Dining Kitchen. A further door opens to useful under stairs storage. Karndean flooring.

Lounge. A well-proportioned Reception Room, having a leaded, uPVC double glazed window to the front. Attractive fireplace feature to the chimney breast. Coved ceiling.

Dining Kitchen. A large room with ample space for a table. The Kitchen is fitted with a range of base and eye-level units with worktops over and inset sink unit. Integrated dishwasher and washing machine. Range cooker. Wall-mounted, gas central heating boiler. uPVC double glazed window to the rear and a set of uPVC double glazed French doors open to the Gardens. Continuation of the Karndean flooring. Exposed brick chimney breast feature. Inset spotlights.

First Floor Landing, having a spindled balustrade, with half landing, to return the staircase opening. Doors then open to the Two Double Bedrooms, Study Room and Bathroom. Large Loft access point with ladder which has been boarded to provide excellent storage space.

Bedroom One. A well-proportioned Double Bedroom, having a leaded uPVC double glazed window to the front elevation. Contemporary, full height wardrobes to each of the alcoves.

Bedroom Two. Another good Double Bedroom having a uPVC double glazed



window to the rear elevation.

Study. An ideal Home Office, having a leaded, uPVC double glazed window to the front elevation.

A wonderful large Bathroom fitted with a white suite with chrome fittings comprising of: freestanding clawfoot bath with central chrome mixer tap, separate, large, walk-in shower with thermostatic shower, vanity sink unit, WC. Wall-mounted, polished, heated, chrome towel rail radiator. Opaque, uPVC double glazed window to the rear elevation. Tiled floor. Inset spotlights to the ceiling.

To the rear the property enjoys a broadly south facing, landscaped rear Garden.

An impressive property!



Approx Gross Floor Area = 991 Sq. Feet
= 92.1 Sq. Metres

