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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

5 Buck Lane

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£375,000





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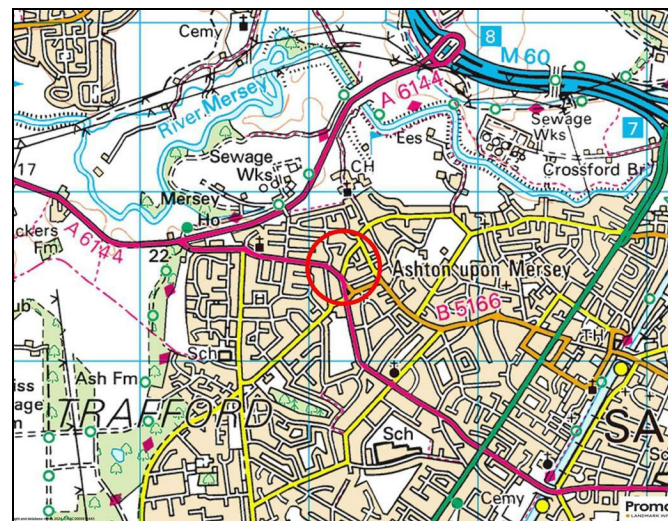
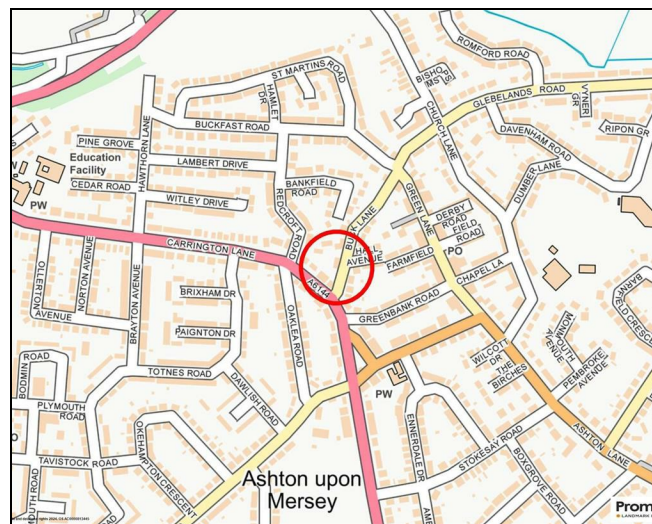


energy efficiency

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92-100) A		(2-10) A	
(81-91) B		(11-17) B	
(69-80) C		(18-27) C	
(55-68) D		(28-39) D	
(39-54) E		(39-49) E	
(21-38) F		(49-55) F	
(1-20) G		(56-65) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	

England & Wales EU Directive 2002/91/EC



Overview

A GORGEOUS, COMPREHENSIVELY UPGRADED AND IMPROVED, TWO DBL BEDROOMED PERIOD END TERRACE PERFECTLY LOCATED FOR ASHTON VILLAGE. HIGH SPEC FITTINGS THROUGHOUT. STUNNING LARGE REAR GARDEN + GARDEN ROOM OFFICE.

Hall. Lounge. Dining Room. Kitchen. Two Dbl Bedrooms. Large Bathroom. Beautiful landscaped rear garden.

CONTACT SALE 0161 973 6688



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

A Gorgeous, comprehensively upgraded and improved, Two Bedroomed, Period End Terrace which has been tastefully re-furnished throughout.

The location could not be more convenient, being within a short walk of Ashton On Mersey Village, several of the local Schools and walks down to the River Mersey,

Internally, the property has been transformed with extensive re plastering and re decoration along with high specification kitchen and bathroom fittings.

In addition to the accommodation, there is a much larger garden than you would typically find for this type of property, extending to over 60ft in length. There is a superb Garden Room at the bottom of the garden perfect as a home office!

An internal viewing will reveal:

Recessed Porch with opaque composite front door opening to the hallway.

Entrance Hall. Having a staircase rising to the first floor. Stripped panelled door to the Dining room.

Lounge. A well proportioned reception room having a uPVC double glazed window to the front. Attractive period fireplace feature to the chimney breast. Stripped wooden floors. Opening to the Dining room.

Dining Room. Another good sized room having a uPVC double glazed window to the rear. Continuation of the stripped wooden floors. Stripped panelled door opens to a large understairs storage cupboard. Opening to the Kitchen.

Kitchen. Re fitted with a range of base and eye level units with white Quartz worktops over and inset oversized white ceramic sink with mixer tap. Built in stainless steel fronted oven with four ring gas hob. Integrated appliances include fridge freezer, dishwasher and washing machine. uPVC double glazed window to the side and a uPVC double glazed door opens to outside. Inset spotlights.

First Floor Landing. Having a spindle balustrade to return staircase opening. Stripped panelled doors open to the Two Double Bedrooms and Bathroom.

Bedroom One. An impressive large double bedroom having two uPVC double glazed windows to the front elevation with attractive plantation shutters. Wardrobes to the length of one wall.

Bedroom Two. Another good double bedroom having a uPVC double glazed window to the rear elevation providing views towards the Garden.

Bathroom. A large bathroom refitted with a contemporary suite comprising of free standing shaped bath with floor mounted mixer taps and shower mixer attachment. Separate large walk in shower enclosure with thermostatic shower. Wall hung twin drawer vanity sink unit. WC. Wall mounted polished chrome heated towel rail radiator. Opaque uPVC double glazed windows to the rear and side elevation. Inset spotlights to the ceiling. Useful built in storage cupboard which also houses the gas central heating boiler.

Outside, the property enjoys a stunning landscaped Garden, much larger than you would typically see for this type of property. There is a paved and gravelled patio both adjacent to the house and behind, leading onto the main area of lawn with well established shaped borders. At the bottom of the garden is an ideal Garden Room which would make a perfect home office.

One of the best of its type!

Approx Gross Floor Area = 874 Sq. Feet
= 81.3 Sq. Metres

