



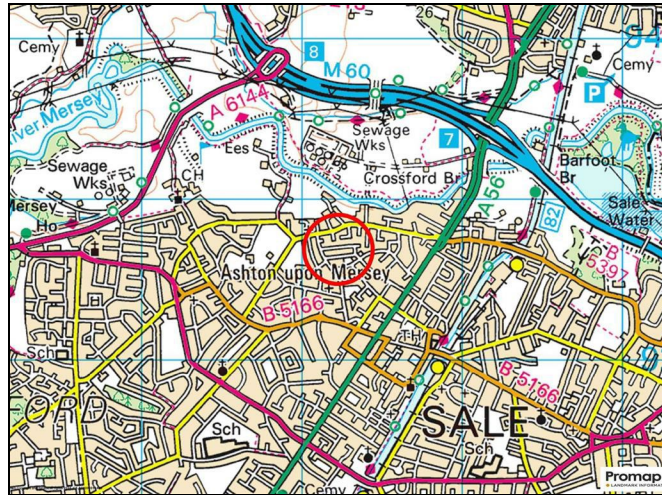
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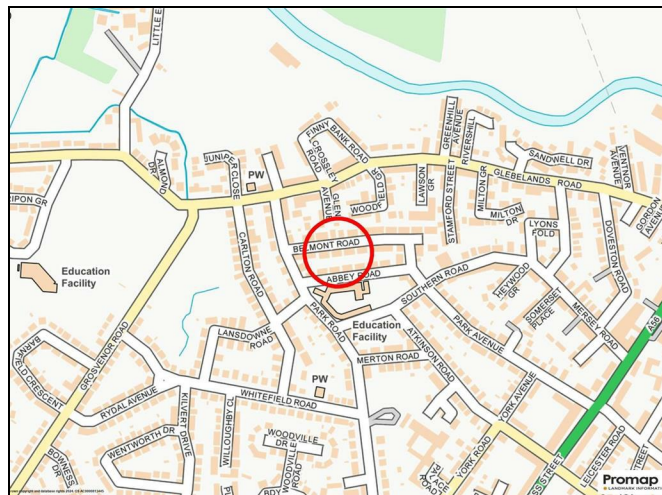


INDEPENDENT ESTATE AGENTS

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 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
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	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 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

22 Belmont Road

Sale, M33 6HX



A SUPERBLY PROPORTIONED THREE BEDROOMED PERIOD TERRACE IDEALLY LOCATED WITHIN THIS POPULAR NEIGHBOURHOOD CLOSE TO PARK ROAD PRIMARY. GOOD SIZED ROOMS THROUGHOUT. ENCLOSED REAR GARDEN.

Hall. Lounge. Dining Room. Kitchen. Three Bedrooms. Bathroom. Lovely enclosed rear garden.

CONTACT SALE 0161 973 6688

£385,000

in detail



A superbly proportioned Three Bedroom Period Terrace which offers excellent accommodation.

The property is ideally positioned on this popular road close to the Town Centre and several of the popular Local Schools including Park Road Primary which is literally around the corner.

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

An internal viewing will reveal:

Entrance Hall. Having an opaque, double glazed front door with window above. Coved ceiling. Staircase rises to the First Floor. Stripped panelled doors then provide access to the Lounge and Dining Room.

Lounge. A well-proportioned reception room having a uPVC double glazed bay window to the front elevation. Hollowed out chimney breast with cast iron stove. Coved ceiling.

Dining Room. Another good-sized Reception Room having a uPVC double glazed window to the rear elevation. Hollowed out chimney breast feature. Panelled door through to the Kitchen.

Kitchen. Fitted with a range of base style of units with chrome T bar handles and worktops over and one and a half bowl sink unit with mixer tap. Built in stainless steel electric oven with four ring gas hob and stainless steel extractor hood over. Ample space for a range of freestanding appliances. Mounted Worcester central heating boiler concealed in one of the cupboards. uPVC double glazed window to the side elevation and a set of uPVC double glazed French doors open to the rear.

First Floor Landing. Having a spindled balustrade to the return of the staircase opening. Stripped panelled doors open to the Three Bedrooms and Bathroom. Large loft access point with pull down ladder.

Bedroom One. A wonderful, large Double Bedroom having two uPVC double glazed windows to the front elevation. Period cast iron fire surround to the chimney breast

Bedroom Two. Another good-sized Double Bedroom having a uPVC double glazed window to the rear elevation. Original fireplace feature to the chimney breast.

Bedroom Three. Having a uPVC double glazed window to the rear elevation overlooking the Gardens.

Bathroom. Fitted with a white suite with chrome fittings comprising of: panelled bath with shower attachment over and fitted shower screen. WC. Wash hand basin. Wall mounted chrome towel heated rail radiator. Spotlights to the ceiling.

To the rear there is a lovely enclosed broadly south facing rear garden.

Always a popular place to live!



Approx Gross Floor Area = 1014 Sq. Feet
= 94.2 Sq. Metres

