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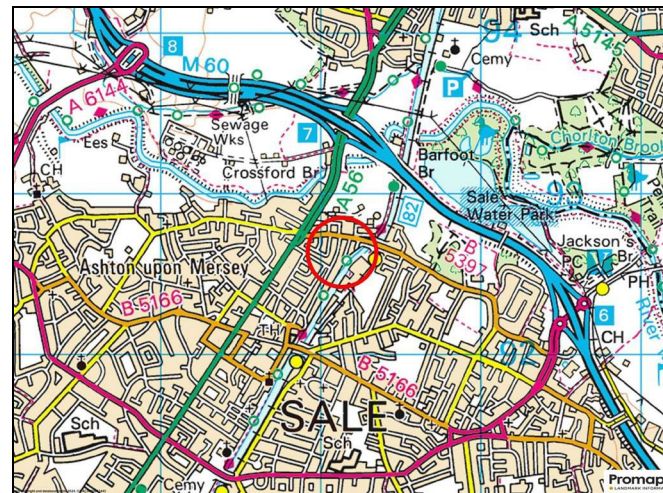
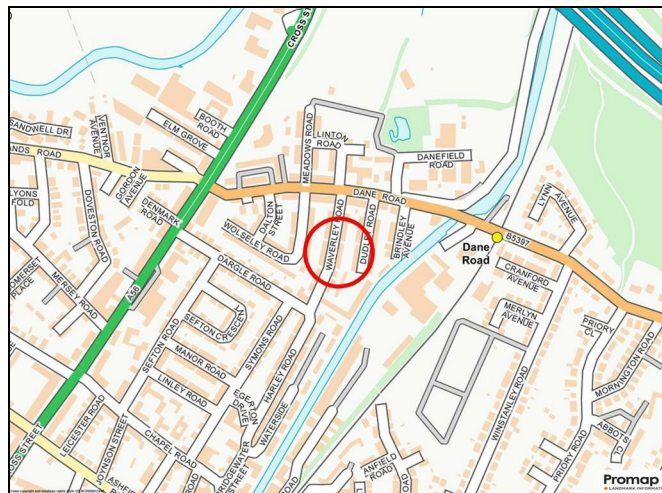


INDEPENDENT ESTATE AGENTS

# location



From our Watersons Sale Office, turn left onto Sibson Rd/B5166 the continue straight onto Tatton Rd/B5166. Tatton Rd/B5166 turns left and becomes Ashfield Rd where you turn right onto Cross St/A56. Turn right onto Dargle Rd then left onto Waverley 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 <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
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 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

# 29 Waverley Road Sale, M33 7EY



**A SUPERBLY PROPORTIONED, MUCH UPGRADED AND IMPROVED, TWO BEDROOMED PERIOD TERRACE IDEALLY POSITIONED ON THIS EVER POPULAR ROAD WHICH IS IDEAL FOR METROLINK AND TOWN CENTRE. GOOD SIZED ROOMS THROUGHOUT. IMMACULATE INTERIOR.**

**Hall. Lounge. Dining Room. Kitchen. Two Bedrooms. Bathroom. Lovely, enclosed Courtyard Garden.**

**CONTACT SALE 0161 973 6688**

**£325,000**

# in detail



A stylish, much upgraded and improved, Two Bedroomed Period Terrace which enjoys good-sized rooms throughout.

Internally, the property has been greatly improved with neutral re-decoration and modern kitchen and Bathroom fittings.

The location is so convenient, being within an easy reach of the Town Centre and the Metrolink at both Dane Road and Sale Station.

In addition to the Accommodation, there is a lovely, good-sized, enclosed Courtyard Garden.

An internal viewing will reveal:

**Entrance Hall.** Having a opaque uPVC double glazed front door with window above. Staircase rises to the First Floor. Coved ceiling. Door provides access to the Dining Room.

**Lounge.** A well proportioned Reception Room having a uPVC double glazed window to the front elevation. Coved ceiling. Large opening to the Dining Room.

**Dining Room.** Another good size Reception Room having a uPVC double glazed window to the rear elevation. Period cast iron fireplace feature to the chimney breast. Coved ceiling. Door provides access to a useful understairs storage cupboard. Opening into the Kitchen.

**Kitchen.** Fitted with a range of modern white base style of units with worktops over and inset stainless steel sink unit with mixer tap. Built in stainless steel electric oven with four ring ceramic hob and extractor hood over. Ample space for a tall fridge freezer unit. Space and plumbing suitable for a washing machine. uPVC double glazed window to the side elevation and uPVC double glazed door opens to outside. Tiled floor.

**First Floor Landing.** Having a spindle balustrade to return the staircase opening. Doors then open to the Two Double Bedrooms and Bathroom. Loft Access Point.

**Bedroom One.** An impressive large double bedroom having a uPVC double glazed window to the front elevation. Two sets of built in full height wardrobes.

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

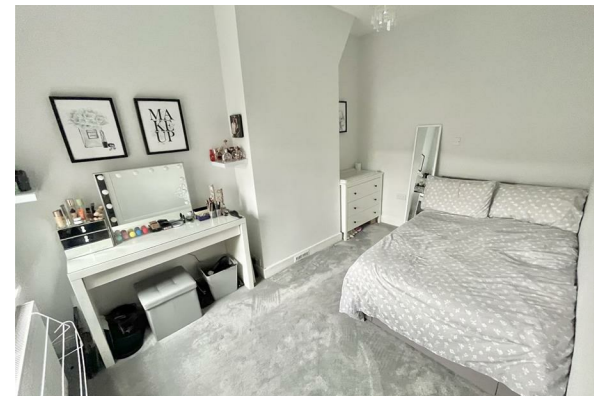
**Bathroom.** A good size Bathroom re fitted with a contemporary white suite with chrome fittings comprising of deep tiled panelled bath with thermostatic shower over with fitted glass shower screen. Enclosed system WC with adjacent vanity sink unit. Wall mounted polished chrome towel rail radiator. Useful storage cupboard which



houses the Worcester gas central heating boiler. Opaque uPVC double glazed window to the rear elevation.

To the rear the property enjoys a lovely courtyard garden with useful storage outhouse.

Always a popular place to live!



Approx Gross Floor Area = 783 Sq. Feet  
= 72.7 Sq. Metres

