



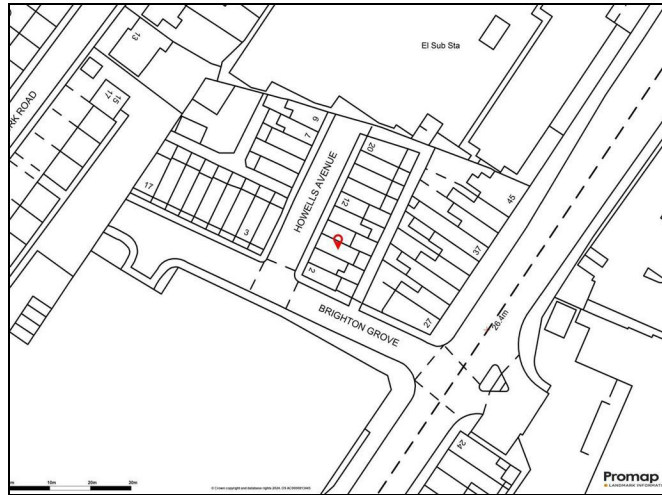
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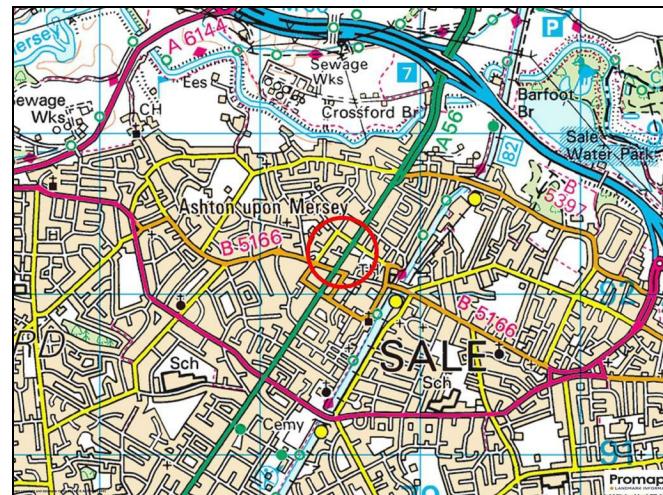
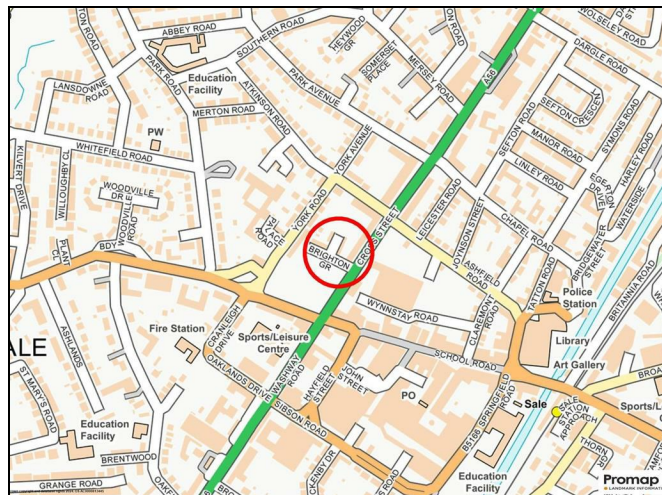


INDEPENDENT ESTATE AGENTS

location



From Watersons Sale Office, proceed on School Rd/B5166 towards Hayfield St. Sharp right onto Sibson Rd/B5166 and turn left onto Washway Rd/A56. Make a U-turn and turn left onto Brighton Grove. Turn right onto Howells Ave and 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		86	69
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

6 Howells Avenue Sale, Greater Manchester, M33 7EU



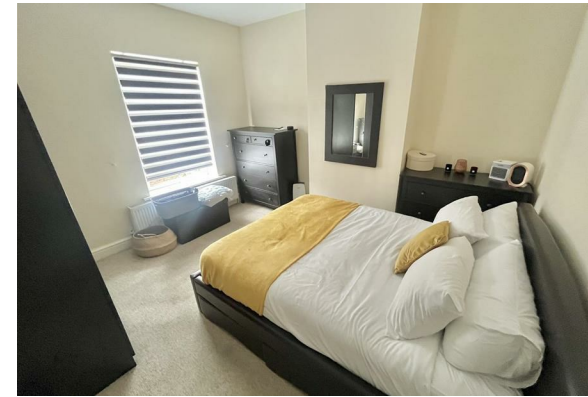
A GOOD SIZED EXTENDED PERIOD TERRACE IDEALLY LOCATED WITHIN A SHORT DISTANCE OF THE TOWN CENTRE AND ALL ITS FACILITIES.

Lounge. Kitchen. Conservatory Style Dining Area. Two Bedrooms. Converted Loft Room. Well appointed Bathroom. So Convenient!

CONTACT SALE 0161 973 6688

£285,000

in detail



A lovely Two Bedroomed Period Terrace which enjoys good-sized rooms throughout.

The location is so convenient, being on this popular cul de sac within an easy reach of the Town Centre and the Metrolink.

Internally there is neutral re decoration, modern kitchen and bathroom fittings, and in 2022 the boiler was replaced and the property re wired.

In addition to the accommodation there is an enclosed rear courtyard.

An internal viewing will reveal:

Lounge, a well proportioned reception room having a uPVC double glazed window to the front. Fireplace feature to the chimney breast. Coved ceiling. Door to the Kitchen.

Kitchen, fitted with a range of modern base and eye level units with chrome handles and worktops over with inset stainless steel sink unit and ample space for further appliances.

From the kitchen there is a staircase to the first floor and a door and window into the Dining Area.

Dining Area having a UPVC window and door to the courtyard, tiled floor and a wall mounted gas central heating boiler.

To the first floor are Two Bedrooms and Bathroom.

Bedroom 1, a good sized double room having a uPVC double glazed window to the front.

Bedrooms 2, having a uPVC double glazed window to the rear.

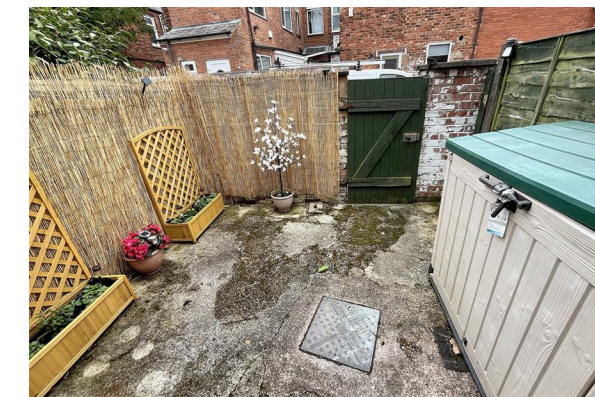
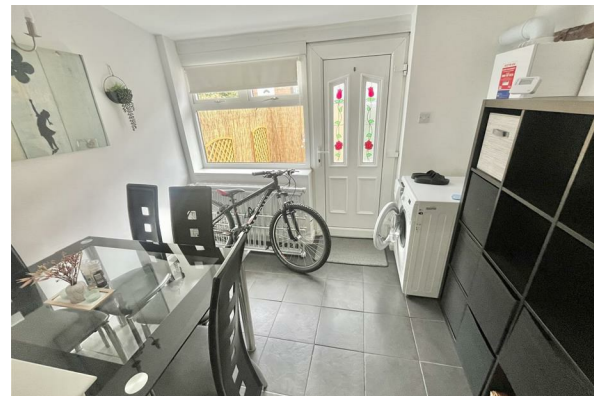
Well appointed Bathroom fitted with a white suite and chome fittings including a bath with shower over and fitted glass shower screen, tiled walls, WC and wall hung wash hand basin.

There is a useful 10'3" x 8'2" Loft space which has a Velux window to the rear.

Externally there is an enclosed walled Courtyard.

Such a convenient place to live!

- Freehold



Approx Gross Floor Area = 660 Sq. Feet
= 61.3 Sq. Metres

