

HALE OFFICE:

212 ASHLEY ROAD, HALE,  
CHESHIRE WA15 9SN  
TEL: 0161 941 6633  
FAX: 0161 941 6622

Email: hale@watersons.net

SALE OFFICE:

91-93 SCHOOL ROAD, SALE,  
CHESHIRE M33 7XA  
TEL: 0161 973 6688  
FAX: 0161 976 3355

Email: sale@watersons.net



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



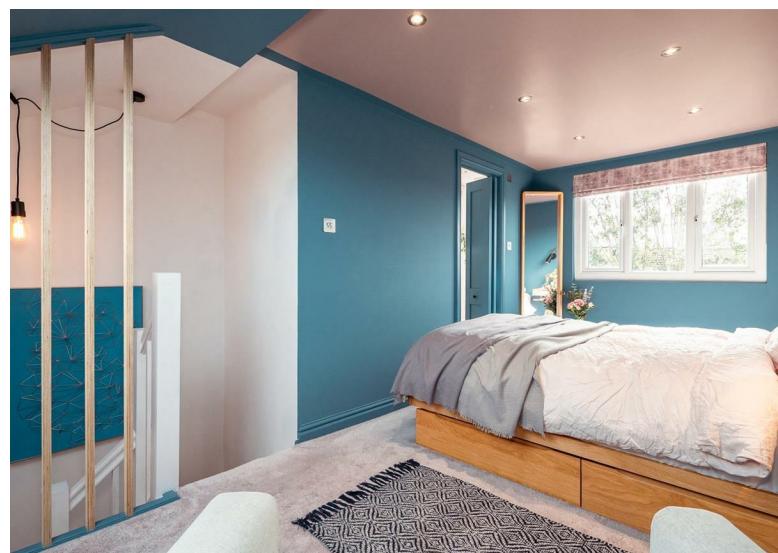
INDEPENDENT ESTATE AGENTS

## 4, York Terrace Woodfield Grove

Sale, M33 6LW



£385,000



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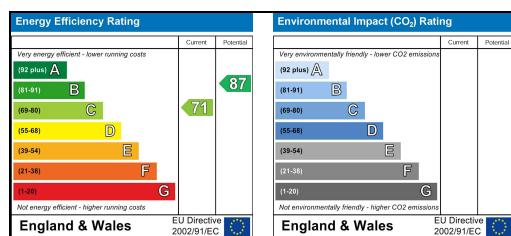


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## energy efficiency

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

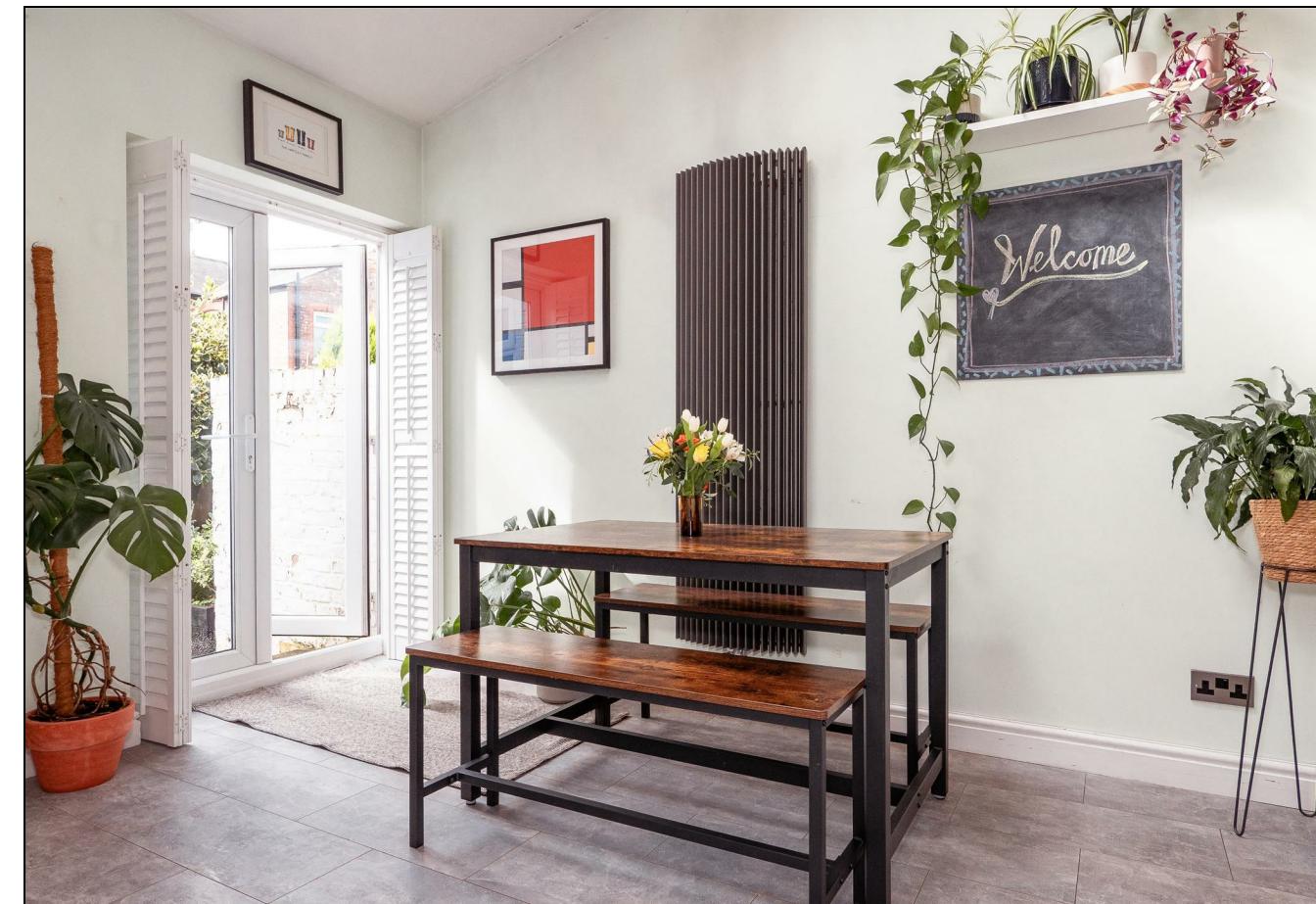
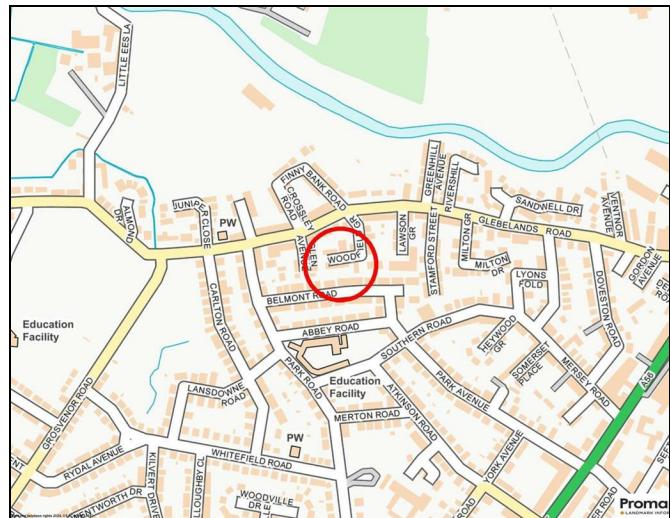
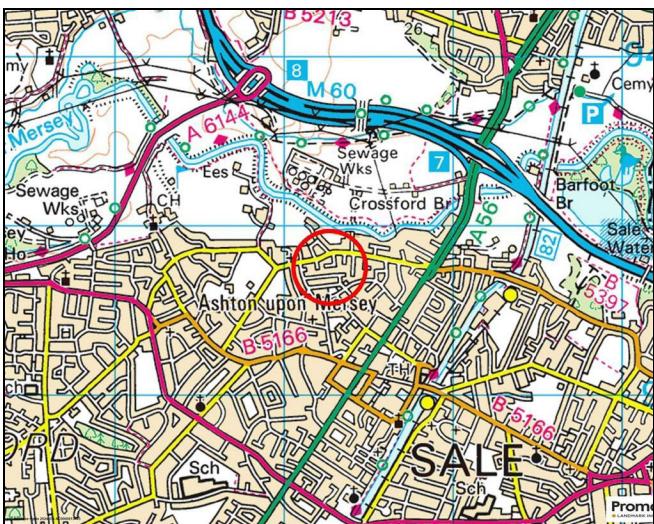


# overview

A GORGEOUS, COMPREHENSIVELY UPGRADED AND EXTENDED, THREE BEDROOMED PERIOD TERRACE WHICH OFFERS OVER 1100 SQFT OF ACCOMMODATION. STYLISH INTERIOR, CONVERTED LOFT BEDROOM 1 + EN SUITE SHOWER. IDEAL FOR SCHOOLS/ASHTON ON MERSEY.

Hall. Lounge. Sitting Room, open plan to the Breakfast Kitchen. Utility. Three Bedrooms over the upper floors. Two Bath/Shower, one en Suite. Lovely South Facing garden. A wonderful example of its type! Energy Rating: D

CONTACT SALE 0161 973 6688



# in detail

A beautiful, comprehensively upgraded and extended, Period Terrace which offers over 1100 sqft of accommodation over three floors including a wonderful loft conversion.

The property has a stylish interior with modern decoration, replacement floor coverings, and modern Kitchen and Bathroom fittings.

The accommodation has been greatly enhanced from its original size to include a superb kitchen extension and a large Loft conversion with Dorma window which creates a Master Bedroom with En Suite Shower room.

York Terrace is a small cluster of properties 'tucked away' in this almost 'hidden' location just off Glebelands Road yet positioned within an easy reach of Sale Town Centre, Ashton Park and the in demand Park Road Primary School.

In addition to the accommodation there is a lovely, enclosed, broadly South Facing Garden.

An internal viewing will reveal:

Entrance Hallway having a panelled front door. Doors open to the Lounge and Sitting Room. Staircase rises to the First Floor.

Lounge. A well proportioned reception room having a uPVC double glazed window to the front with attractive Plantation shutters. Hollowed out chimney breast feature. Coved ceiling.

Sitting Room. Another good-sized room which is directly Open Plan into the Kitchen. Door opens to a useful understairs storage cupboard.

Breakfast Kitchen. An impressive room with plenty of space for a table. The room has a vaulted ceiling with Velux windows and French doors with Plantation shutters opening to the Garden. The Kitchen has been re-fitted with an extensive range of white high-gloss base and eye-level units with chrome handles and worktops over with inset one-and-a-half bowl white ceramic sink unit with mixer tap. Breakfast bar. Built-in, stainless steel fronted electric oven with four ring gas hob and extractor hood over. Integrated stainless steel fronted microwave. Ample space for a fridge freezer. Contemporary, vertical matte grey radiator. Door through to the Utility. Intergrated dishwasher.

The utility room has a fitted worktop with space and plumbing suitable for a washing machine. Wall-mounted, gas central heating boiler.

First Floor Landing having doors opening to Two of the Bedrooms and Family Bathroom. Staircase rises to the Second floor.

Bedroom Two. A well-proportioned Double Bedroom having a uPVC double glazed window to the front.

Bedroom Three. Another good-sized Bedroom having a UPVC double glazed window to the rear.

The Bathroom is fitted with a contemporary white suite with chrome fittings comprising of: paneled bath, low-level WC, pedestal wash hand basin. Tiled floor. Tiled walls. Opaque, UPVC double glazed window to the rear.

Second Floor Landing having door to Bedroom 1.

Bedroom 1. An impressive large double room having a uPVC window to the rear. Additional Velux window to the front. Inset spotlights. Folding door opening to the En suite Shower room.

En Suite Shower Room. Fitted with a Contemporary suite comprising of: Enclosed shower cubicle with thermostatic shower. Vanity sink unit. WC. UPVC double glazed window to the rear. Wall mounted heated chrome towel rail radiator.

To the rear there is a lovely easy maintenance South facing rear garden with artificial lawn. This also includes a metal bike storage unit and children's sandpit.

A beautiful property!

Approx Gross Floor Area = 1111 Sq. Feet  
= 103.2 Sq. Metres

