



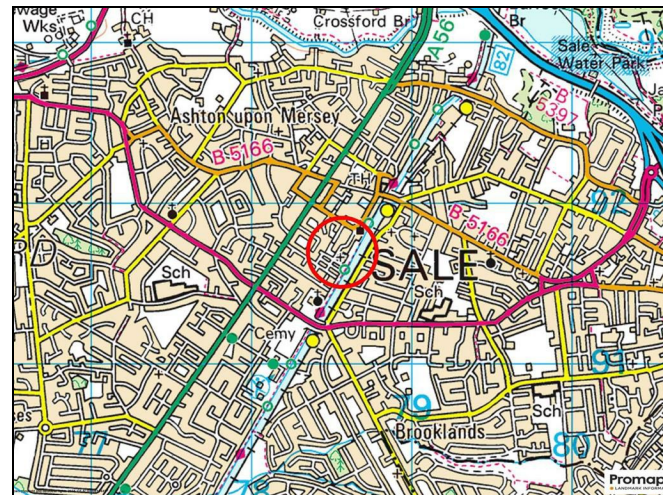
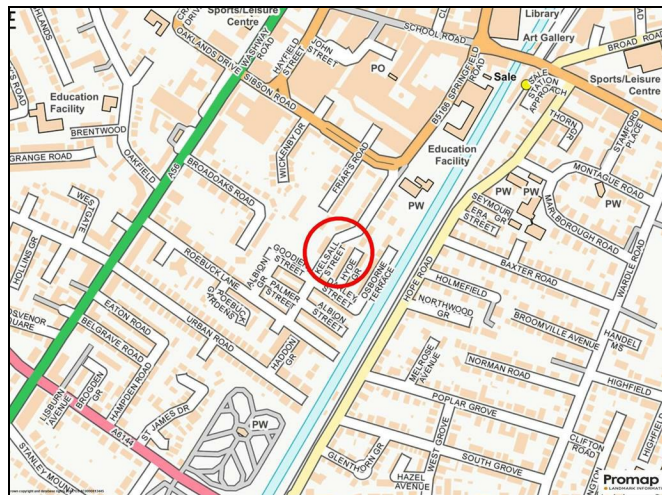
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INDEPENDENT ESTATE AGENTS

location



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			
		83	
		64	
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 Kelsall Street Sale, Greater Manchester, M33 7TF



****NO CHAIN** A SUPERB TWO BEDROOMED PERIOD TERRACE IDEALLY LOCATED FOR THE TOWN CENTRE/CANAL/METROLINK. GOOD SIZED ROOMS THROUGHOUT. VERY POPULAR NEIGHBOURGOOD.**

Hall. Lounge. Dining Room. Kitchen. Two good-sized Bedrooms. Bathroom. Enclosed Courtyard.

CONTACT SALE 0161 973 6688

£275,000

in detail



A well-proportioned, Two Bedroomed Period Terrace which offers good-sized rooms throughout.

The location could not be more convenient, being within a short walk of the Town Centre, Metrolink and access to the popular Bridgewater Canal Walks.

There are Two separate Reception Rooms and good-sized Kitchen to the Ground Floor with the Two Bedrooms and Bathroom on the First Floor.

In addition to the Accommodation, there is an enclosed rear Courtyard.

An internal viewing will reveal:

Entrance Porch, having a uPVC double glazed front door to the front. Glazed panelled door through to the Lounge.

Lounge. A well-proportioned Reception Room, having a uPVC double glazed half bay window to the front elevation. Fireplace feature to the chimney breast. Coved ceiling. Door through to the Dining Room.

Dining Room. Another good-size Reception Room, having a uPVC double glazed window to the rear elevation. Door opening to the Kitchen. Staircase rising to the First Floor.

The Kitchen is fitted with a range of modern, white base and eye-level units with worktops over and inset stainless steel sink unit with mixer tap. Built-in, stainless steel electric oven with five ring gas hob and stainless steel extractor hood over with stainless steel splashback. Ample space for a range of freestanding appliances. Wall-mounted, 'Glow-Worm', gas central heating boiler concealed in one of the units. uPVC double glazed window to the side elevation and an opaque, uPVC double glazed French door opens to outside.

First Floor Landing, having doors providing access to the Two Bedrooms and Bathroom. Loft access point.

Bedroom One. A good-size Double Bedroom, having a uPVC double glazed window to the front elevation.

Bedroom Two, having a uPVC double glazed window to the rear elevation.

The Bathroom is fitted with a white suite with chrome fittings comprising of: panelled bath with shower mixer attachment and fitted glass shower screen, wash hand basin, WC. Wall-mounted, polished chrome towel rail radiator. Part-tiled walls.

Outside, the rear of the property enjoys a paved enclosed Courtyard.

FREEHOLD
COUNCIL TAX BAND - B



Approx Gross Floor Area = 693 Sq. Feet
= 64.4 Sq. Metres

