



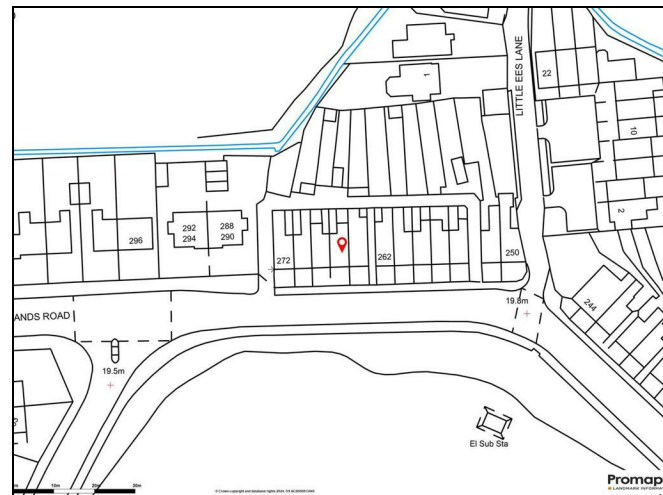
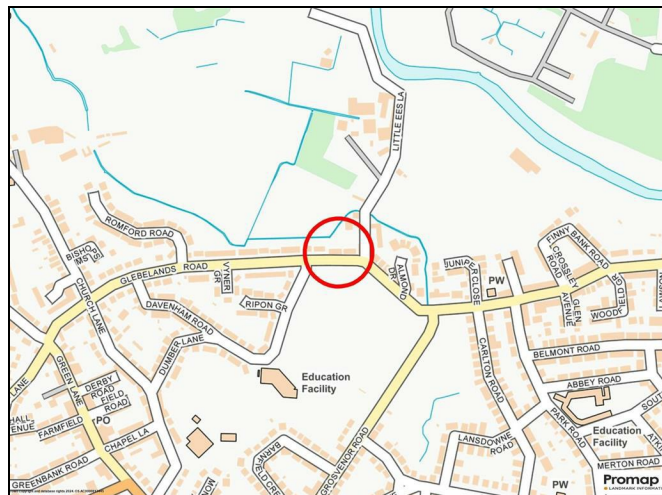
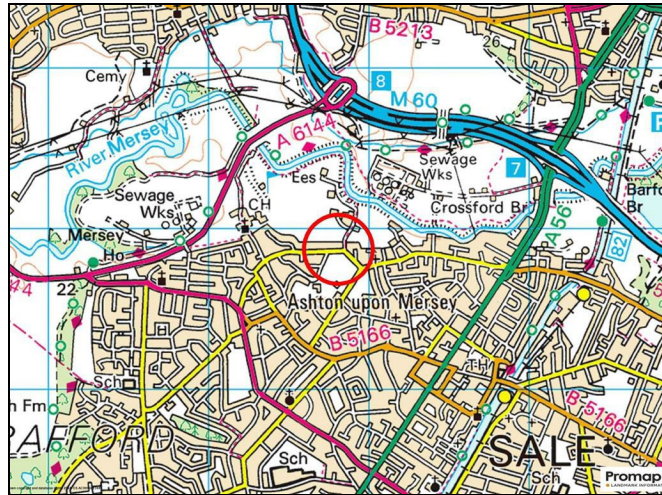
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INDEPENDENT ESTATE AGENTS

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			
England & Wales		83	65
	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

266 Glebelands Road

Sale, M33 5QT



****NO CHAIN**AN EXCELLENT SIZED THREE BEDROOMED PERIOD TERRACE WHICH ENJOYS A FABULOUS POSITION FACING ASHTON PARK TO THE FRONT AND OVERLOOKING OPEN FIELDS TO THE REAR. SOME GENERAL UPDATING REQUIRED. SUPERB OVER 60FT REAR GARDEN.**

Hall. Lounge. Dining Room. Kitchen. GF Shower room. Three Bedrooms. Superb rear gardens.

CONTACT SALE 0161 973 6688

£315,000

in detail



A well proportioned Three Bedroomed Period Terrace which offers good sized rooms throughout.

The location is fantastic, directly facing Ashton Park to the front and enjoying an open aspect to the rear overlooking fields. Its an ideal position close to several of the popular Schools and Ashton on Mersey Village.

Internally, the property is in need of some general updating but offers great potential.

In addition to the Accommodation there is much larger than expected over 60ft established rear garden.

An internal viewing will reveal:

Entrance Porch. Having a uPVC double glazed front door with step up to an opaque glazed inner door through to the Entrance Hall.

Entrance Hall. Having a staircase rising to the First Floor. Door through to the Dining Room. Coved ceiling.

Lounge. A well proportioned reception room having a wide angle three section double glazed bay window to the front elevation providing lovely views over Ashton Park. Coved ceiling. Sliding doors open to the Dining Room.

Dining Room. Another good size reception room having a uPVC double glazed window to the rear elevation. Opening to a useful understairs storage space. Sliding doors through to the Kitchen.

Kitchen. Fitted with a range of base style of units with worktops over and inset stainless steel sink unit with twin drainer. Built in oven and four ring gas hob. Ample space for a range of free standing appliances. uPVC double glazed window to the side elevation and a uPVC double glazed door opens to outside. Door opens to the Ground Floor Shower Room.

Ground Floor Shower Room. Designed as a wet room with wet room shower and thermostatic shower. Wall hung wash hand basin. WC. Opaque uPVC double glazed window to the rear elevation. Part tiled walls. Door through to useful storage cupboard.

First Floor Landing. Having a spindle balustrade to return the staircase opening. Doors then provide access to the Three Bedrooms. Loft Access Point.

Bedroom One. A superb large double room having a uPVC double glazed window to the front elevation providing lovely views over Ashton Park.

Bedroom Two. Another good double room having a uPVC double glazed window to



the rear elevation.

Bedroom Three. Having a uPVC double glazed window to the rear elevation providing lovely views over the Gardens and fields beyond. Wall mounted 'Ideal' gas central heating boiler.

Such a unique position with open aspect to both the front and rear.



Approx Gross Floor Area = 968 Sq. Feet
= 90.0 Sq. Metres

