



**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

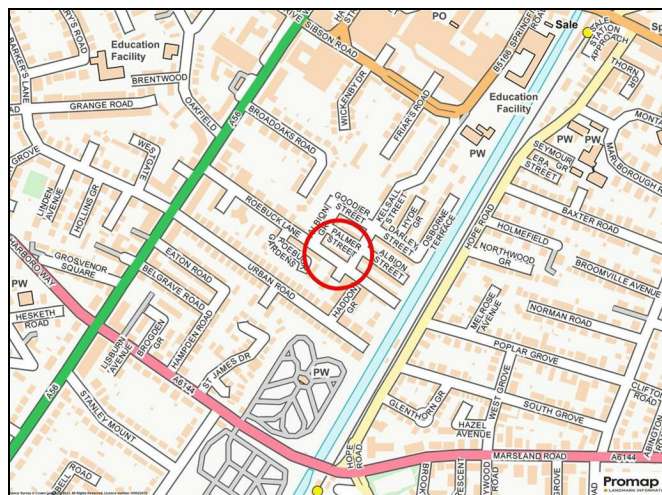


INDEPENDENT ESTATE AGENTS

# location



From our Watersons Sale Office, head east on School Rd/B5166 towards Hayfield St and turn right onto Sibson Rd/B5166. Turn left onto Washway Rd/A56. Turn left onto Roebuck Ln and the destination will be on the left



INDEPENDENT ESTATE AGENTS

# 35 Roebuck Lane Sale, M33 7SZ



\*\*\*\*BEST AND FINAL OFFERS BY MONDAY 28TH OCTOBER AT 5PM\*\*\*

**\*\*NO CHAIN\*\* A SUPERBLY PROPORTIONED, MUCH UPGRADED AND IMPROVED, TWO BEDROOMED PERIOD TERRACE IDEALLY LOCATED FOR THE TOWN CENTRE/CANAL/METROLINK. CONTEMPORARY KITCHEN AND BATHROOM FITTINGS.**

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

CONTACT SALE 0161 973 6688

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## 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Current Energy Efficiency Rating: **71**  
 Potential Energy Efficiency Rating: **88**

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.

**£295,000**

# in detail



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An immaculate, Two Bedroomed, Period Terrace which has been tastefully re-furbished 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.

Internally, the property has good-sized rooms throughout, neutral re-decoration, along with modern Kitchen and Bathroom fittings.

In addition to the accommodation, there is a lovely enclosed courtyard garden.

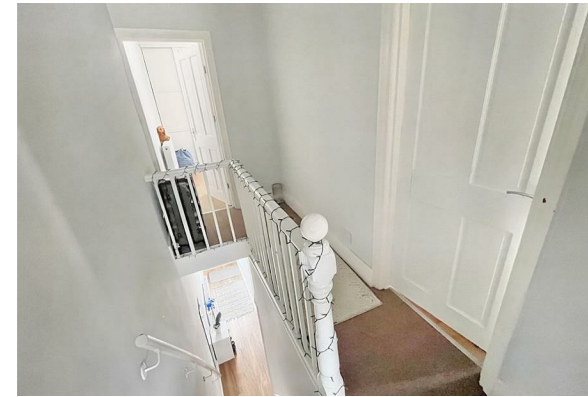
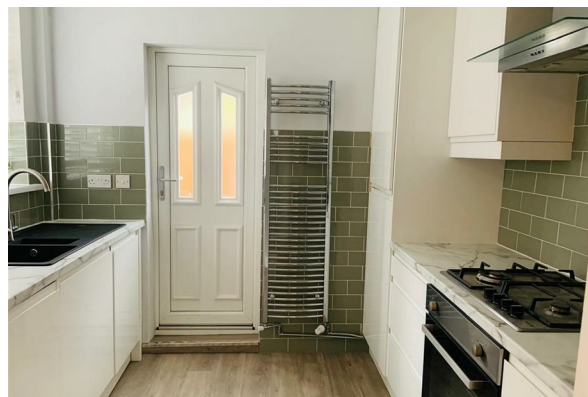
An internal viewing will reveal:

Entrance Hall. Having opaque glazed panelled front door with large window above. Coved ceiling. Staircase rising to the First Floor. Doors then open to the Lounge and Dining Room.

Lounge. A well proportioned Reception Room having a uPVC double glazed window to the front elevation with attractive plantation shutters. Coved ceiling.

Dining Room. Another good sized Reception Room having a uPVC double glazed window to the rear elevation with attractive plantation shutters. Coved ceiling. Picture rail surround. Doors then open to a useful understairs storage space and Kitchen.

Kitchen. Refitted with a range of contemporary handle less white gloss finish base style of units with worktops over and inset one and a half bowl sink unit with mixer tap. Built in stainless steel fronted electric oven with four ring gas hob and extractor hood over. Integrated fridge freezer, washing machine and dishwasher. uPVC double glazed window to the side elevation. Gas central heating boiler enclosed within one of the cupboards. Wall mounted polished chrome towel rail radiator. Inset spotlights to the ceiling.



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

Bedroom One. An excellent sized double room having a uPVC double glazed window to the front elevation.

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

Bathroom. Fitted with contemporary white suite and chrome fittings comprising of panelled bath with thermostatic shower over and fitted glass shower screen. Vanity sink unit with shaped ceramic sink with mixer tap. WC. Wall mounted polished chrome towel rail radiator. Tiled floor. Inset spotlights to the ceiling. Double glazed window to the rear elevation.



Such a convenient place to live!  
Approx Gross Floor Area = 816 Sq. Feet  
= 75.64 Sq. Metres

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