



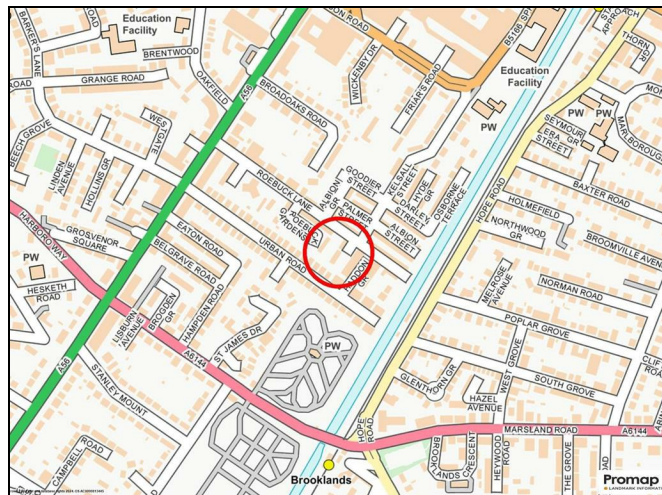
HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

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



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			87
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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

12 Holly Drive Sale, M33 7TL



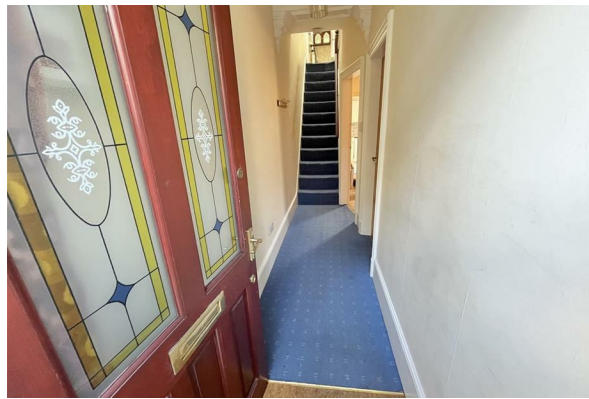
****NO CHAIN** AN IMPRESSIVE LARGER THAN AVERAGE TWO DOUBLE BEDROOMED PERIOD END TERRACE, IDEALLY LOCATED ON THIS LOVELY SMALL CUL DE SAC. PERFECT FOR CANAL/TOWN CENTRE/METROLINK. EXCELLENT SIZED ROOMS THROUGHOUT. USEFUL CELLAR. 1141 SQFT.**

Porch. Hall. Lounge. Dining Room. Kitchen. Cellar. Two Bedrooms. Bathroom. Walled Courtyard.

CONTACT SALE 0161 973 6688

£385,000

in detail



An impressive larger than average, Two double Bedroomed, garden fronted, Period End Terrace which offers over 1100 sq ft of accommodation.

The location is very popular, on this lovely small side road tucked away, which is within an easy reach of the Canal walk, Town Centre, its facilities and the Metrolink as well as several of the local Schools.

Different to many of the other similar houses this property has no other properties directly facing so feels very private.

Internally the property has stripped wooden floors and doors to the ground floor and original coved ceilings.

An internal viewing will reveal:

Recess Porch with step up to an opaque glazed panelled front door with window above.

Entrance Hall. Having a staircase rising to the First Floor, panelled doors then open to the Lounge and Dining Room. Coved ceiling.

Lounge. A well proportioned reception room having a uPVC double glazed window to the front elevation. Stripped wooden floors. Attractive fireplace feature to the chimney breast with gas fire. Pitch skirting boards. Coved ceiling. Double panelled doors open to the Dining Room.

Dining Room. Another good sized reception room having a sash window to the rear elevation. Stripped wooden floors. Gas fire. Coved ceiling. Doorway opening to the Kitchen and Cellars.

Kitchen. Fitted with base units with worktops over, wall cupboards and inset one and a half stainless steel sink unit with mixer tap. Built in stainless steel electric oven with four ring ceramic hob. Space and plumbing for a washing machine. Integrated fridge. Opaque glazed door opens to outside. Tiled floor. Double glazed window to the side elevation.

First Floor Landing. Having a spindle balustrade to return staircase opening. Doors then provide access to the Two Double Bedrooms and Bathroom. Skylight window. Loft access point. Built in storage cupboard.

Bedroom One. An impressive large double bedroom having two uPVC double glazed windows to the front elevation. Coved ceiling.

Bedroom Two. Another good sized double room having a uPVC double

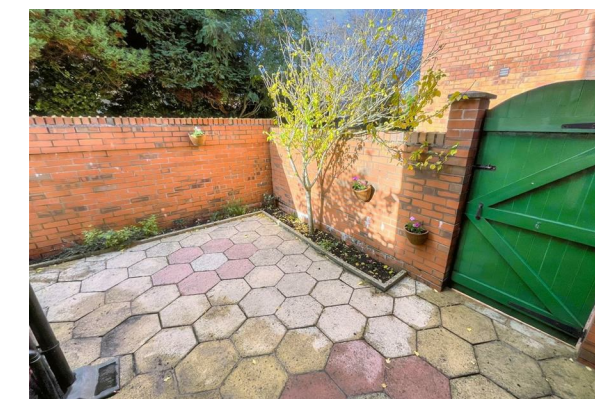


glazed window to the rear elevation. Coved ceiling.

Bathroom. Fitted with a white suite with chrome fittings comprising of panelled enamelled bath with thermostatic shower over. Wash hand basin. WC. Built in storage cupboard which also houses the Worcester gas central heating boiler. Opaque uPVC double glazed window to the rear elevation. Part tiled walls.

Outside, to the rear the property enjoys a good sized walled courtyard.

One of the larger design terraces in this neighbourhood!



Approx Gross Floor Area = 1141 Sq. Feet
= 106.0 Sq. Metres

