



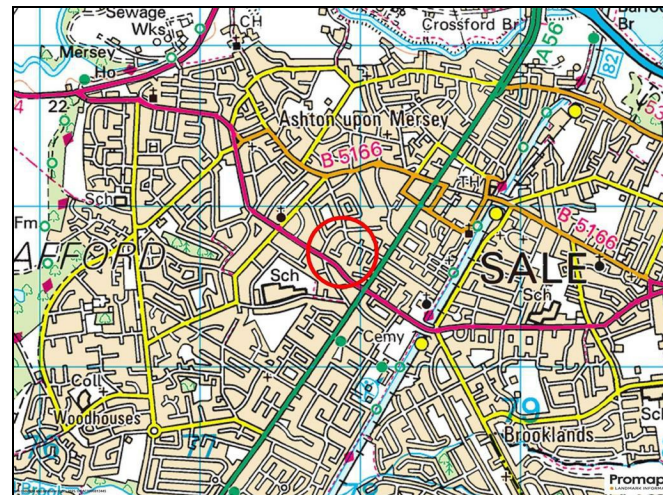
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INDEPENDENT ESTATE AGENTS

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	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(40-60) C			
(21-39) D			
(1-20) E			
(1-20) 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 the 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.



INDEPENDENT ESTATE AGENTS

23 Beech Grove Sale, M33 6RT



A SUPERBLY PROPORTIONED, THREE BEDROOMED PERIOD END TERRACE POSITIONED ON THIS POPULAR CUL DE SAC JUST OFF BARKERS LANE. OVER 1200 SQFT INC USEFUL CONVERTED LOFT. DRIVEWAY PARKING. BEAUTIFUL PRIVATE ESTABLISHED REAR GARDEN.

Hall. Lounge. Dining Room. 19' Breakfast Kitchen. Three Bedrooms. Bathroom. Loft Conversion. Fabulous large established rear Garden.

CONTACT SALE 0161 973 6688

£475,000

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An attractive End Terraced Period property located on this desirable road with views over The Lindens Bowling Green club and within walking distance to local schools, shops and Sale Town Centre.

The well presented property is arranged over Three Floors with the accommodation extending to some 1282 sq ft providing a Hall, Lounge, Dining Room and Kitchen to the Ground Floor and there are Three good sized Bedrooms served by a Bathroom to the First Floor.

The property benefits from a Loft Room, which although does not comply with building regulations, is an excellent occasional use room and provides excellent storage.

Externally, there is a paved Driveway providing off road parking. To the rear, there is a wonderful rear Garden, interspersed with paved patio areas and well stocked borders with a variety of plants, shrubs and trees and enclosed within timber fencing. Timber Shed.

Comprising:

Recessed Porch. Entrance Hall with staircase rising to the First Floor Landing. Doors provide access to the Ground Floor living accommodation.

Lounge with double glazed uPVC frame sash window to the front elevation. To the chimney breast there is an impressive cast iron fireplace feature with marble hearth. Meter cupboard to one side of the recess. Coved ceiling.

Dining Room with double glazed uPVC frame window to the rear elevation overlooking the Gardens. To the chimney breast there is an impressive cast iron fireplace with tiled insert and marble hearth and wood surround. Access to useful understairs storage.

Extended Kitchen fitted with an extensive range of base and eye level units with worktops over inset into which is a stainless steel double sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include two ovens and five ring gas hob with extractor fan over. There is space for additional Kitchen appliances. Sliding patio doors overlook and provide access to the Gardens to the rear. Two double glazed uPVC frame windows to the side elevation. Wall mounted, gas central heating boiler. Tiled floor.

To the First Floor Landing there is access to Three good sized Bedrooms and a Family Bathroom. A staircase rises to a Loft Room.

Bedroom One with two double glazed uPVC frame sash windows to the front elevation. There are built in wardrobes providing extensive hanging and storage space.

Bedroom Two with double glazed uPVC frame sash window to the rear elevation



enjoying views over the Gardens.

Bedroom Three with double glazed uPVC frame window to the rear elevation enjoying views over the Gardens and the Bowling Green beyond.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings providing a bath with thermostatic shower over, wash hand basin with built in storage below and WC. Tiling to the walls. Double glazed uPVC opaque window to the side elevation.

Loft Room with sloping ceilings and inset window enjoying views over the gardens and Bowling Green beyond. Access to roof void storage.

Externally, there is a paved Driveway providing off road parking for two cars and to the rear, the Garden is paved with well stocked borders with a variety of plants, shrubs and trees and enclosed within timber fencing. Timber Shed.

