



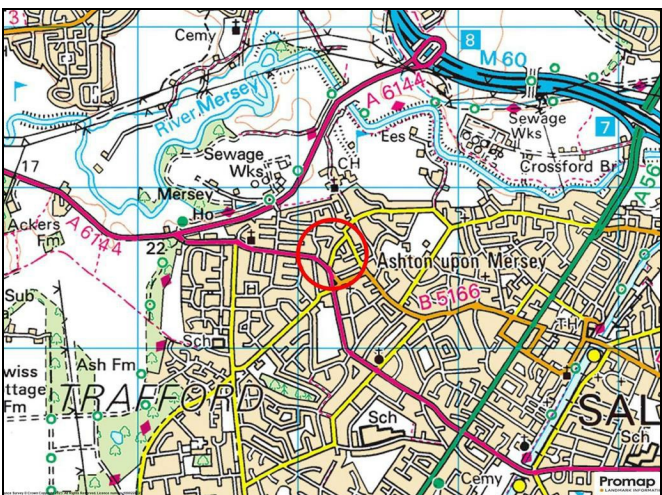
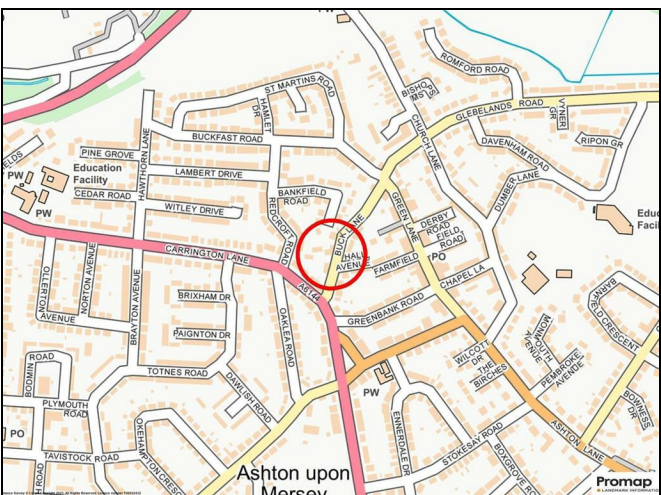
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INDEPENDENT ESTATE AGENTS

# 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			86
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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

# 15 Buck Lane Sale, M33 5WF



**\*\*NO CHAIN\*\* AN ATTRACTIVE ONE BEDROOMED PERIOD TERRACE COTTAGE IDEALLY LOCATED ON THIS EVER POPULAR ROAD WITHIN A SHORT WALK TO ASHTON ON MERSEY VILLAGE. LOVELY PRIVATE GARDEN + OFF STREET PARKING.**

**Lounge. Kitchen. Bedroom. Spacious Bathroom. Established, Private lawned Garden. Resident Parking.**

**CONTACT SALE 0161 973 6688**

**£190,000**

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# in detail



An attractive and very unique, One Bedroomed Period Terrace Cottage which offers excellent potential.

The location is ideal, being within a short distance of Ashton on Mersey Village Centre.

The vendors have recently upgraded the windows - all now uPVC double glazed in February 2022.

In addition to the Accommodation, there is a lovely, established, Private lawned Garden to the front.

An internal viewing will reveal:

Lounge, having a uPVC double glazed front door. A well-proportioned Reception Room, having a uPVC double glazed, bow window to the front elevation. Staircase rising to the First Floor with useful understairs storage cupboard. Door to the Kitchen.

The Kitchen is fitted with a range of base and eye-level units with worktops over and inset sink unit. Built-in, electric oven with four ring electric hob. Ample space for additional freestanding appliances. uPVC double glazed window to the side. Stable-style door opens to the front.

Bedroom One. A superb Double Bedroom, having a uPVC double glazed window to the front. Door to the Bathroom.

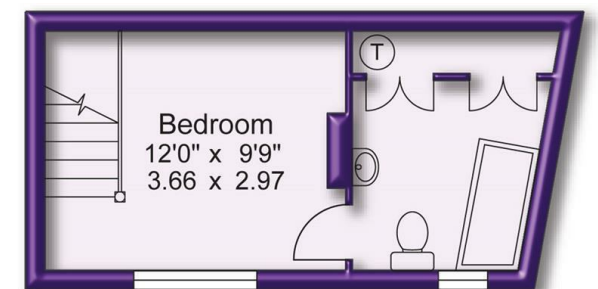
The Bathroom is a good sized room, fitted with a suite, comprising of: panelled bath with shower over, pedestal wash hand basin, low-level WC. Useful, built-in cupboards to one wall - one housing the hot water tank. Opaque, uPVC double glazed window to the front elevation.

Outside to the front, there is a superb, lawned, Private Garden, much bigger than you would normally find with this type of property.

Set back from the road, there is an Allocated Area for Resident Off Street Parking, shared between four houses.

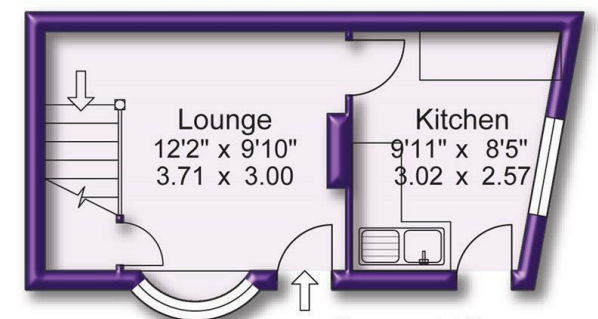
A superb property with lots of character!

- Freehold
- Council Tax Band - B



First Floor

Approx Gross Floor Area = 396 Sq. Feet  
= 36.71 Sq. Metres



Ground Floor