



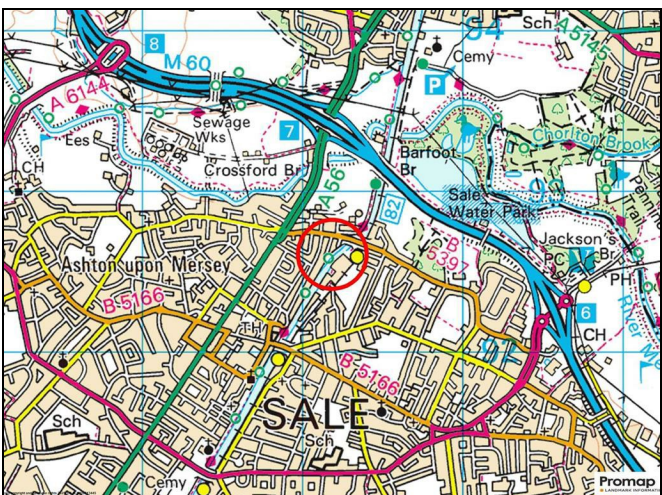
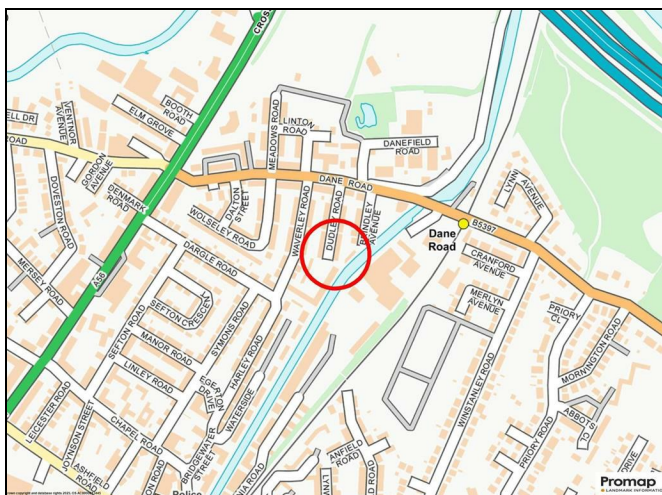
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INDEPENDENT ESTATE AGENTS

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			93
(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			
(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 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

43 Dudley Road Sale, M33 7BD



****NO CHAIN**A SUPERB TWO BEDROOMED PERIOD TERRACE IDEALLY POSITIONED ON THIS EVER POPULAR CUL DE SAC WHICH IS IDEAL FOR METROLINK AND TOWN CENTRE. REFURBISHED INTERIOR, EXTENSIVE REPLASTERING AND MODERN KITCHEN AND BATHROOM.**

Lounge. Superb Open Plan Dining Kitchen. Two Bedrooms. Bathroom. Enclosed rear Garden.

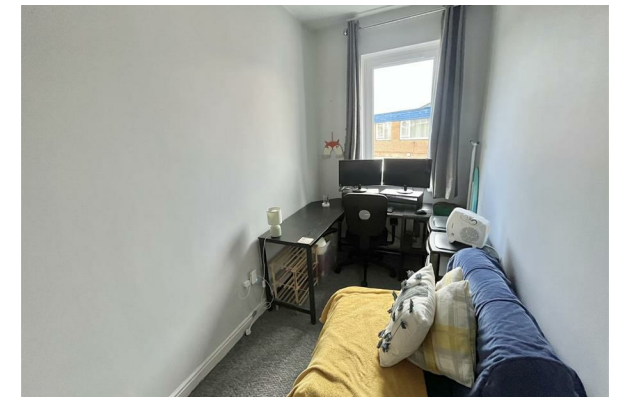
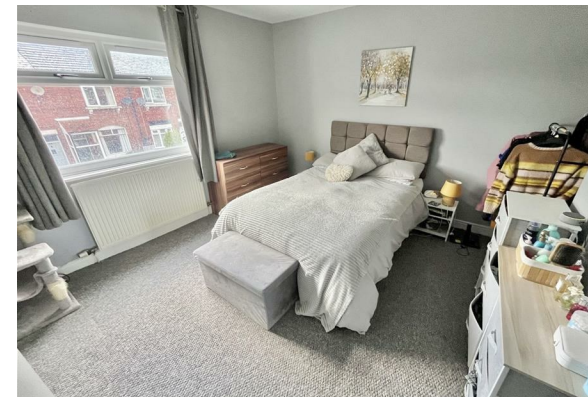
CONTACT SALE 0161 973 6688

£300,000

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in detail



A well-proportioned, Two Bedroomed, Period Terrace positioned on this popular cul de sac.

Internally, the property has a modern interior and includes extensive re plastering and modern kitchen and bathroom fittings.

The location is convenient, being within an easy reach of the Town Centre and the Metrolink at both Dane Road and Sale Station.

In addition to the Accommodation, there is a lovely enclosed rear garden.

An internal viewing will reveal:

Lounge. Having a uPVC double glazed front door with opaque window above. uPVC double glazed window to the front elevation. Coved ceiling. Useful understairs recess.

Opening to the Inner Hall having stairs rising to First Floor and a panelled door through to the Dining Kitchen.

Dining Kitchen. A superb large extended room providing ample space for a dining table. The Kitchen itself is fitted with a range of modern base and eye level units with chrome t-bar handles with worktops over and inset stainless steel sink unit with mixer tap. Built in stainless steel electric oven with four ring gas hob and stainless steel extractor hood over. Ample space for a range of free standing appliances. Wall mounted Ideal as central heating boiler. uPVC double glazed window to the rear elevation and an opaque double glazed door opens to outside. Inset spotlights within the Kitchen area.

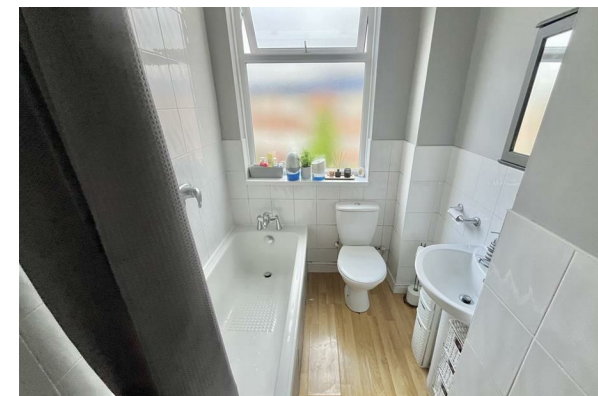
First Floor Landing. Having doors opening to the Two Bedrooms and Bathroom. Loft access point.

Bedroom One. An excellent sized double bedroom having a uPVC double glazed window to the front elevation. Useful wardrobe recess.

Bedroom Two. Having a uPVC double glazed window to the rear elevation. Wardrobe recess.

Bathroom. Fitted with a suite comprising of panelled bath with thermostatic shower over. WC. Wash hand basin. Part tiled walls. Opaque uPVC double glazed window to the rear elevation.

FREEHOLD
ENERGY RATING: BAND C
COUNCIL TAX BAND - B



Approx Gross Floor Area = 717 Sq. Feet
= 66.7 Sq. Metres

