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INDEPENDENT ESTATE AGENTS

location



INDEPENDENT ESTATE AGENTS

7 Oldfield Road Sale, Cheshire, M33 2AP



BEST AND FINALS MONDAY 17TH MARCH BY 12PM

****NO CHAIN**** A SUPERBLY PROPORTIONED, COMPREHENSIVELY EXTENDED, THREE DOUBLE BEDROOMED PERIOD TERRACE INCLUDING A STUNNING KITCHEN EXTENSION WITH BI FOLD DOORS AND USEFUL CELLARS. POPULAR ROAD PERFECT FOR TOWN CENTRE/TRAM/WORTHINGTON PARK.

HALL. LOUNGE. DINING ROOM. IMPRESSIVE EXTENDED KITCHEN WITH ISLAND UNIT AND BI FOLD DOORS. CELLAR. THREE DOUBLE BEDROOMS. BATHROOM. LOVELY ESTABLISHED GARDEN.

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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.

£485,000

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in detail



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A Superbly proportioned, comprehensively upgraded and extended, Three Double Bedroomed Period Terrace which offers over 1300 sqft of Accommodation over four floors.

The location is fantastic, enjoying a lovely position on this ever popular road which is ideal for Worthington Park, several Schools, Metrolink and the Town Centre.

One of the most significant changes is the impressive large extended kitchen which has bi fold doors, part vaulted ceiling and large island unit.

There are plenty of original features including numerous Period fire surrounds, stripped floors, high coved ceilings and picture rails.

In addition to the accommodation there is a well established rear garden.

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. Stripped panelled doors open to the Lounge and Dining Room. Coved ceiling. Stripped wooden floors.

Lounge. A well-proportioned Reception Room, having a wide, three-section, double glazed bay window to the front elevation with attractive plantation shutters. Hollowed-out chimney breast feature with cast iron woodburning stove. Stripped wooden floors. Coved ceiling. Picture rails surround. Opening to the Dining Room.

Dining Room. Another good-sized Reception Room, having a hollowed-out chimney breast feature. Continuation of the stripped wooden floors. Picture rail surround. Panelled door provides access down to the Cellars. Large opening to the Breakfast Kitchen.

Breakfast Kitchen. A superb, extended Kitchen, re-fitted with an extensive range of contemporary handle less, gloss-finish base and eye-level units with worktops over incorporating a central island unit which has an inset stainless steel sink unit with mixer tap. Built-in 'Neff', stainless steel fronted electric oven with integrated 'Neff' microwave. Five ring gas hob with extractor hood over. Further integrated appliances include: fridge freezer, dishwasher and washing machine. Part-vaulted ceiling with two skylight Velux windows, there is then a set of three-paned bi-folding doors opening out onto the rear Garden. Tiled floor. Inset spotlights to the ceiling.



First Floor Landing, having a spindled balustrade to the return of the staircase opening. A further staircase rises to the Second Floor. Stripped panelled doors provide access to Two of the Double Bedrooms and Bathroom

Bedroom One. An impressive, large Double Bedroom, having two reproduction, double glazed sash windows to the front elevation. Stripped wooden floors. Period, cast iron fire surround to the chimney breast. Coved ceiling.

Bedroom Two. Another good-sized Double Bedroom, having a reproduction, double glazed sash window to the rear elevation. Stripped wooden floors. Period, cast iron fire surround to the chimney breast.

A large Bathroom, fitted with a suite comprising of: freestanding, roll top clawfoot bath, separate shower enclosure with thermostatic shower, WC, wash hand basin. Half-opaque, reproduction, double glazed sash window to the rear elevation. Wall-mounted heated, polished chrome towel rail radiator.

Second Floor Landing, having a skylight window. Stripped panelled door through to Bedroom Three and a further door provides easy access into then large Loft storage space.

