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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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 that 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

## 13 Joynson Street Sale, M33 7EH



**A FABULOUS TWO BEDROOMED PERIOD TERRACE WHICH ENJOYS A STUNNING LARGE LANDSCAPED REAR GARDEN. FANTASTIC HOME OFFICE/GARDEN ROOM. IDEAL LOCATION WITHIN THE HEART OF THE TOWN CENTRE.**

**Lounge. Dining Kitchen. Two Bedrooms. Bathroom. Perfect for those buyers wanting period property with more of a Garden! Energy Rating: D**

**CONTACT SALE 0161 973 6688**

**£355,000**

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A beautiful, Two Bedroomed, Period Mid-Terrace which enjoys a fabulous, large rear Garden and high specification Garden Room.

Ideal location within the heart of the Town Centre with all the Shops, facilities and Metrolink on the doorstep.

The Garden with this property is stunning, extending to around 70ft in length and has been professionally landscaped creating a wonderful addition to the property.

One of the more recent improvements is the fantastic, high specification Home Office/ Garden Room created by Nottingham based 'Extra Rooms'.

An internal viewing will reveal:

Lounge having an opaque, multi-paned front door. Period, cast iron open fire to the chimney breast. Built-in meter cupboards. Window to the front elevation with half height Plantation shutters. Panelled door through to the Dining Kitchen.

Dining Kitchen. A well-proportioned room with plenty of space for a dining table. The Kitchen itself is fitted with a range of base and eye-level units with worktops over and inset white ceramic sink unit. Ample space for a range of freestanding appliances which includes: washing machine, fridge and gas cooker. Spindled staircase rises to the First Floor. UPVC double glazed window to the rear elevation overlooking the Gardens. UPVC double glazed door provides access to the rear. Wall-mounted, gas central heating combination boiler.

First Floor Landing having panelled doors providing access to the Two Bedrooms and Bathroom. Large Loft access point with pull-down ladder.

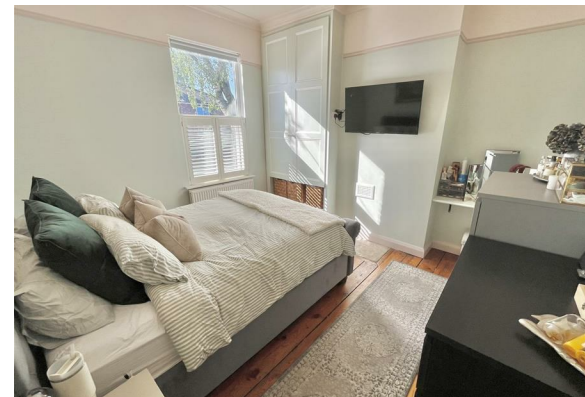
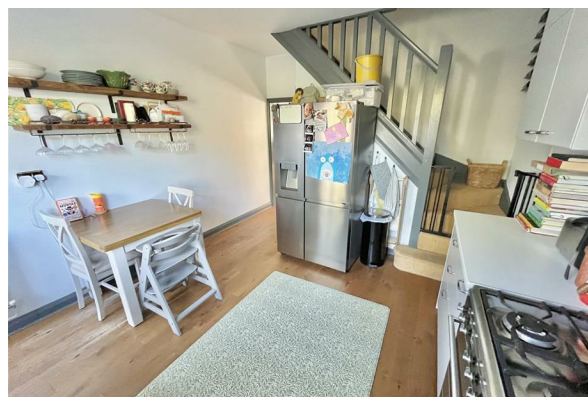
The Loft has been boarded and provides excellent additional storage space.

Bedroom One. An excellent-sized Double Bedroom having a window to the front elevation. UPVC double glazed window to the front with half height Plantation shutters. Stripped wooden floors. Picture rail surround. Built in wardrobes to one of the alcoves.

Bedroom Two. Another good-sized room having a uPVC double glazed window to the rear elevation overlooking the Gardens. Double doors open to a useful storage cupboard above the stairs.

Bathroom, re-fitted with a contemporary white suite with chrome fittings and comprises of: panelled bath with thermostatic shower over and fitted 'Crittall design' shower screen, low-level WC, vanity sink unit. Part-tiled walls. Opaque uPVC double glazed window to the rear. Wall-mounted, heated chrome towel rail. Inset spot lights to the ceiling.

Outside to the front, the property has a walled frontage with wrought iron gates

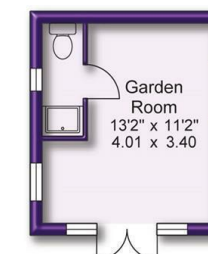
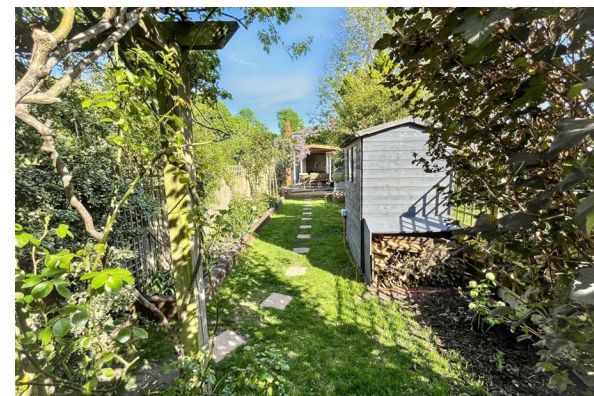


leading to the front door.

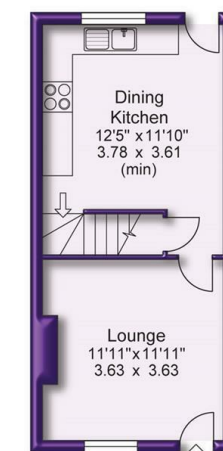
To the rear, the property enjoys a simply stunning Garden much larger than typically found with this kind of property. The landscaped Garden creates a real mix of well-stocked borders, areas of lawn and shaped Pathways leading towards the back of the Garden where there is a raised decked area.

13'2" x 11'2" Home Office/ Garden Room. A fantastic space created by 'Extra Rooms' of Nottingham. The room has been done to a high specification with professional soundproofing up to 40 decibels. The room has windows to both sides and a set of French doors opening onto the decked Patio. There is also a mains plumbed WC with sink and water heater.

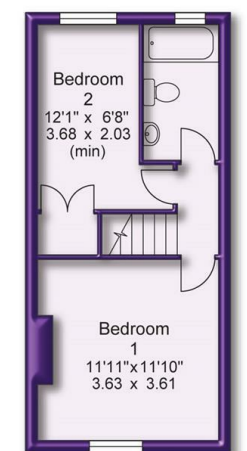
An incredible house!



Approx Gross Floor Area = 809 Sq. Feet  
(inc. Garden Room) = 75.1 Sq. Metres



Ground Floor



First Floor