



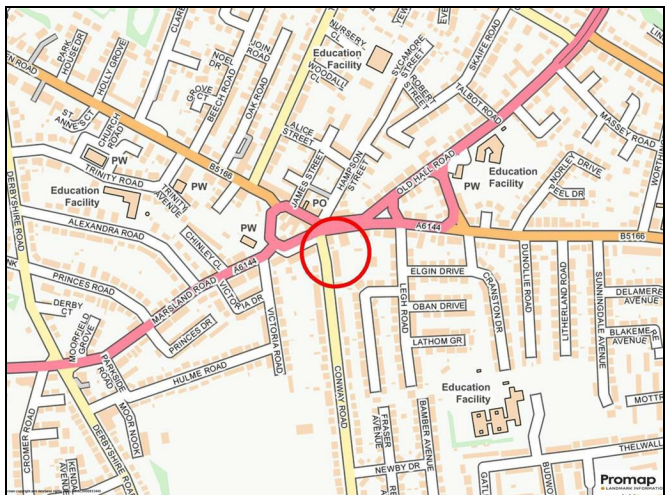
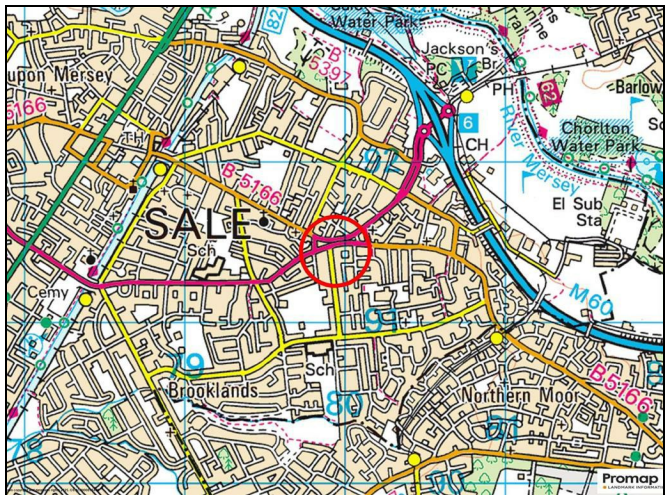
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INDEPENDENT ESTATE AGENTS

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			
(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 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

1 Conway Road Sale, M33 2TA



****NO CHAIN** AN IMPRESSIVE LARGE THREE DOUBLE BEDROOMED PERIOD END TERRACE WHICH OFFERS OVER 1200 SQFT OVER THREE FLOORS. SUPERB 18' KITCHEN. LOVELY VIEWS OVER BOWLING GREEN. IDEAL LOCATION FOR SALE MOOR VILLAGE/SCHOOLS.**

Vestibule. Lounge. Dining Room. 18' Kitchen with vaulted ceiling. Three Dbl Bedrooms over the upper floors. Two Bath/Shower, one En Suite. Enclosed Courtyard garden. Incredible space on offer!

CONTACT SALE 0161 973 6688

£390,000

in detail



An impressive large Three Double Bedroomed Period End Terrace which offers over 1200 sqft of Accommodation over Three Floors.

The property offers excellent sized rooms throughout including an 18' Kitchen with vaulted ceiling and Velux windows as well as being ready to move into with neutral re decoration throughout.

The location is popular, being ideally placed for several of the Local Schools and very convenient for Sale Moor Village which is literally just down the road.

In addition to the Accommodation there is a good sized private courtyard garden.

An internal viewing will reveal:

Entrance Porch. Having an opaque glazed composite front door. Door through to the Lounge.

Lounge. A well proportioned reception room having a wide angled uPVC leaded double glazed bay window to the front elevation. Attractive fireplace feature to the chimney breast. Picture rail surround. Door through to the Dining Room.

Dining Room. Another excellent sized reception room having a set of uPVC double glazed French doors opening out onto the Rear Garden. Hollowed out exposed brick chimney breast feature. Spindle staircase rises to the First Floor with useful understairs storage cupboard. Door through to the Breakfast Kitchen.

Breakfast Kitchen. An excellent sized Kitchen having a vaulted ceiling with two skylight velux windows. The Kitchen is fitted with a range of base and eye level units with worktops over and inset one and half stainless steel sink unit with mixer tap. Integrated fridge freezer. Space and plumbing suitable for a washing machine and dryer. Integrated dishwasher. Wall mounted Baxi gas central heating boiler concealed within one of the cupboards. Two uPVC double glazed windows to the side elevation. Tiled floor.

First Floor Landing. Having a spindle balustrade to return the staircase opening. Further spindle staircase rises to the Second Floor. Two uPVC double glazed windows to the side elevation. Doors provide access to Two of the Double Bedrooms and Family Bathroom. Coved ceiling. Picture rail surround.

Bedroom Two. Another good double room having a uPVC leaded double glazed window to the front elevation. Picture rail surround.

Bedroom Three. Another good double room having a uPVC double glazed window to the rear elevation providing views over the Courtyard Garden and Bowling Green beyond. Raised wall mounted storage cupboard. Picture rail surround.



Family Bathroom. Fitted with a suite comprising of panelled bath with thermostatic shower over and fitted glass shower screen. WC. Wash hand basin. Wall mounted polished chrome towel rail radiator. Tiled floor. Tiled walls. Opaque uPVC double glazed window to the side elevation.

Second Floor Landing. Having door through to Bedroom One.

Bedroom One. A superb large double room having a uPVC double glazed window to the side elevation. Exposed beam to one wall. Doors then open to the En Suite Shower Room and useful Walk in Wardrobe. Small door provides access to storage space within the eaves.

En Suite Shower Room. Fitted with a suite comprising of double width shower enclosure with electric shower. Vanity sink unit. WC. Tiled floor. Tiled walls.

Outside the rear of the property enjoys a lovely private enclosed courtyard garden with paved patio area leading onto artificial lawn which continues part down the side the property. There is full access down the side of the property with a gate.

So much space on offer! No Chain!

