



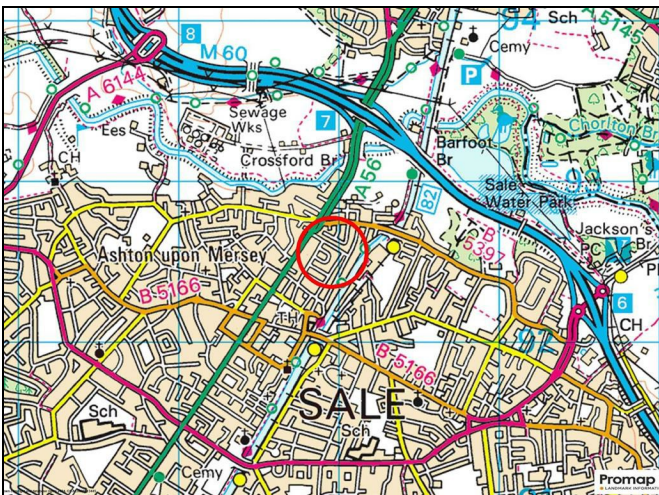
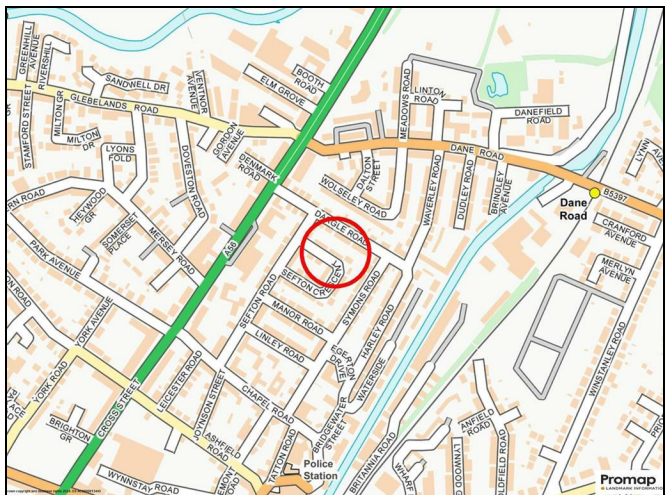
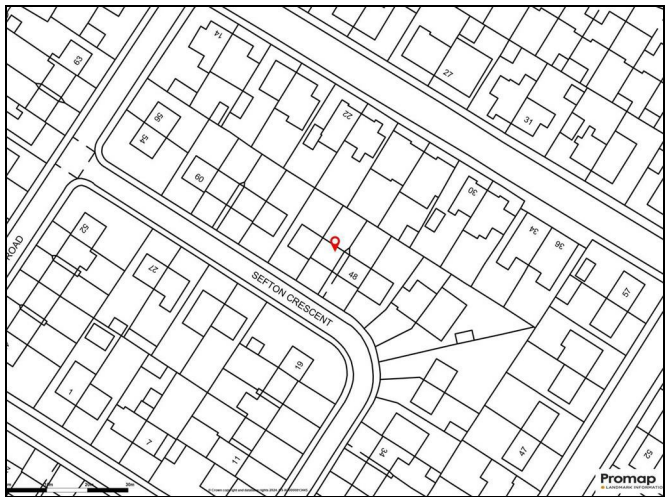
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INDEPENDENT ESTATE AGENTS

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.



INDEPENDENT ESTATE AGENTS

50 Sefton Crescent
Sale, M33 7EN



****NO CHAIN**A SUPERBLY PROPORTIONED TWO BEDROOMED TERRACE WITH DRIVEWAY PARKING AND LOVLEY PRIVATE REAR GARDEN. IDEAL LOCATION PERFECT FOR THE TOWN CENTRE/METROLINK.**

Hall. Lounge with French doors. Kitchen. Two Bedrooms. Large Bathroom. Driveway parking to the front. Enclosed lawned garden.

CONTACT SALE 0161 973 6688

£265,000

in detail



A well-proportioned, Two Bedroomed Terrace property which offers good sized rooms throughout.

The location is ideal being within a short distance of the Town Centre, Metrolink and several of the popular Schools including Springfield Primary.

In addition to the accommodation there is an enclosed private Garden to the rear and a Driveway to the front.

An internal viewing will reveal:

Entrance Hall. Having a opaque glazed panelled front door. Opaque window to the front. Spindle staircase rises to the First Floor Landing. Glazed door opens to the Lounge. Opening to the Kitchen and a further door opens to a useful storage cupboard.

Lounge. A well proportioned reception room having a window to the front elevation. There is then a set of uPVC double glazed French doors opening out onto the Rear Garden. Fireplace feature to the chimney breast. Stripped wooden floors. Coved ceiling.

Kitchen. Fitted with a range of modern base style of units with worktops over and inset stainless steel sink unit with mixer tap. Built in stainless steel electric oven with four ring hob and extractor hood over. Ample space for a range of free standing appliances. Wall mounted polished heated chrome towel rail radiator. uPVC double glazed window to the rear elevation overlooking the Gardens.

First Floor Landing. Having a spindle balustrade to return the staircase opening. Opaque window to the front elevation. Doors then provide access to the Two Bedrooms and Bathroom with a further door open to a useful storage cupboard which houses the hot water tank.

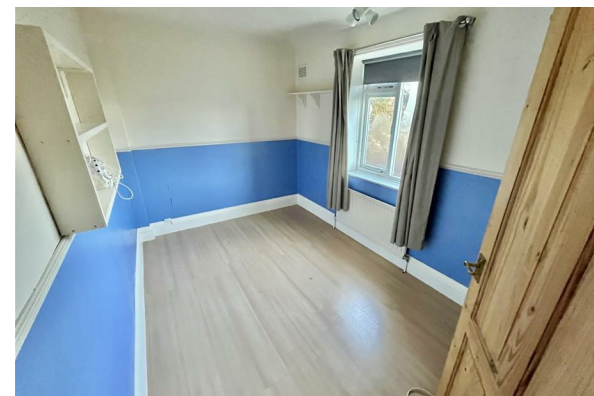
Bedroom One. A good sized double room having a window to the front elevation

Bedroom Two. Having a window to the rear elevation overlooking the Gardens.

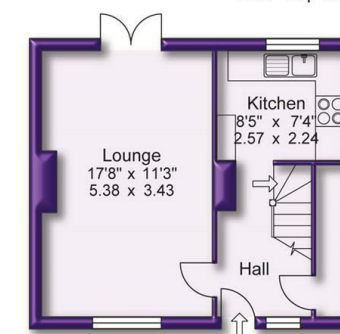
Bathroom. A large bathroom fitted with a white suite comprising of double ended claw foot bath with central chrome mixer taps. Separate shower enclosure with electric shower. Wash hand basin. WC. Wall mounted polished heated chrome towel rail radiator. Polished tiled floor. Tiled floor. Window to the rear elevation.

To the front, the property is approached via a Driveway providing off street Parking. To the rear, the property enjoys a lovely enclosed lawned Garden with well established borders making it feel really private.

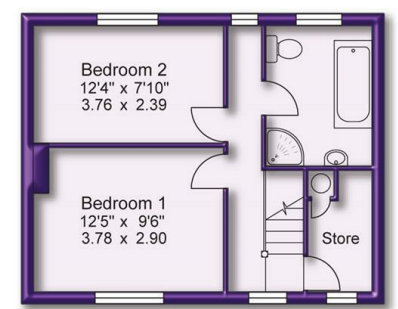
Such a convenient location!



Approx Gross Floor Area = 739 Sq. Feet
= 68.7 Sq. Metres



Ground Floor



First Floor