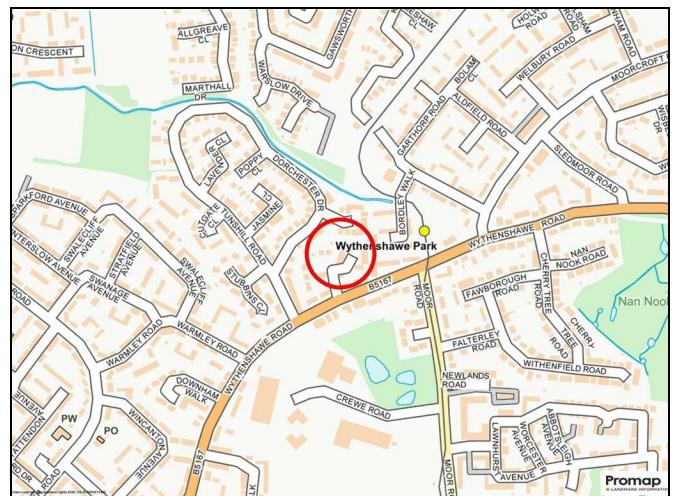
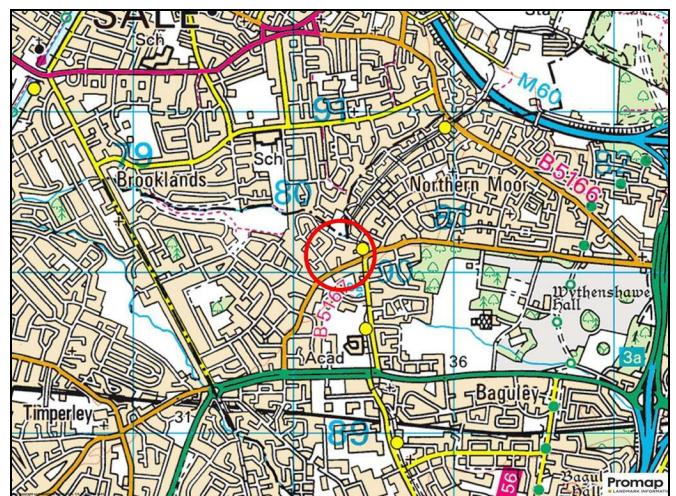


**HALE OFFICE:**

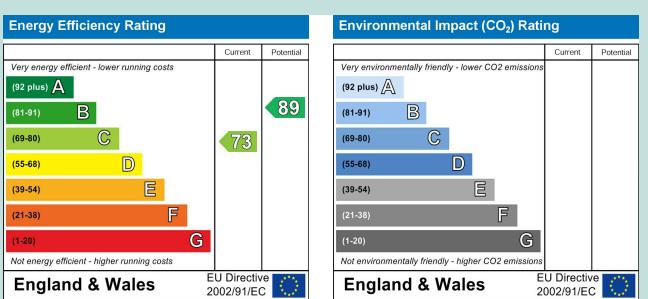
212 ASHLEY ROAD, HALE,  
CHESHIRE WA15 9SN  
TEL: 0161 941 6633  
FAX: 0161 941 6622  
Email: hale@watersons.net

**SALE OFFICE:**

91-93 SCHOOL ROAD, SALE,  
CHESHIRE M33 7XA  
TEL: 0161 973 6688  
FAX: 0161 976 3355  
Email: sale@watersons.net

**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)



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.

[www.watersons.net](http://www.watersons.net)**INDEPENDENT ESTATE AGENTS**

**9 Dominic Close**  
**Manchester, M23 9GA**



**A WELL PROPORTIONED TWO BEDROOMED MODERN MEWS PROPERTY WITH DRIVEWAY PARKING AND LOVELY REAR GARDEN. SMALL CUL DE SAC LOCATION CLOSE TO METROLINK.**

**Lounge. Breakfast Kitchen. Two Bedrooms. Bathroom. Ample Parking. Private rear Garden.**

**CONTACT SALE 0161 973 6688**

**£240,000**

[www.watersons.net](http://www.watersons.net)



A well proportioned Two Bedrooomed Modern Mews Property which offers good sized rooms throughout.

The location is very convenient being within an easy reach of Timperley, Sale and the Motorway Networks as well as having a Metrolink Stop just around the corner.

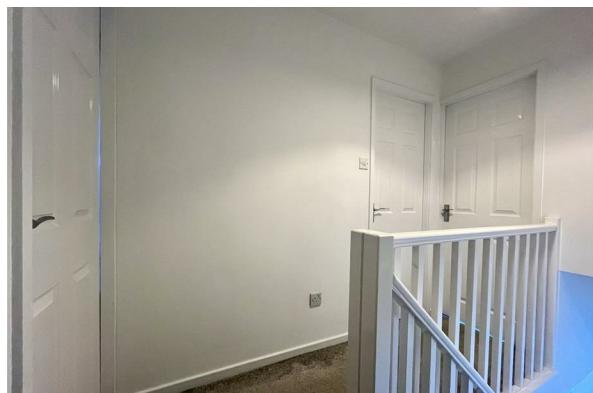
Internally, there are modern Kitchen and Bathroom fittings, neutral re-decoration throughout and uPVC double glazing.

In addition to the Accommodation there is driveway parking to the front and a lovely, Private rear Garden.

An internal viewing will reveal:

Entrance Porch having an opaque, leaded UPVC double glazed front door. Glazed panelled door through to the Lounge.

Lounge. A superb, large Reception Room having a deep-sill, leaded, UPVC double glazed bay window to the front elevation. Spindled staircase rises to the First Floor. Door through to the Breakfast Kitchen.



Approx Gross Floor Area = 599 Sq. Feet  
= 55.6 Sq. Metres

