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SALE OFFICE:

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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		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (91 plus)	A		
(81-91)	B		
(69-80)	C	89	68
(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	

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**INDEPENDENT ESTATE AGENTS**

22 Bertram Street
Sale, M33 2HH



****NO CHAIN** A WELL PROPORTIONED TWO BEDROOMED EXTENDED PERIOD TERRACE IDEALLY POSITIONED WITHIN A SHORT DISTANCE TO SALE MOOR VILLAGE. PRIVATE REAR COURTYARD GARDEN.**

Lounge. Dining Room. Kitchen. Two Bedrooms. Bathroom. Lovely rear Courtyard Garden. NO CHAIN!

CONTACT SALE 0161 973 6688

£295,000

www.watersons.net



A well proportioned Two Bedrooomed, Extended, Period Terrace property which offers good-sized rooms throughout.

The property is ideally positioned on a small cul de sac within a moments walk of all the shops within Sale Moor Village and is within an easy reach of Sale Town Centre.

In addition the accommodation the property enjoys a private courtyard garden to the rear.

An internal viewing will reveal:

Lounge, having an opaque, uPVC double glazed front door, uPVC double glazed window to the front. Open plan to the Dining Room.

Dining Room. Another good-sized Reception Room, having two openings into the kitchen. Metal spindled open tred staircase rises to the first floor.

Kitchen, fitted with a range of modern base and eye-level units with worktops over and inset stainless steel sink unit with mixer tap. Built in oven with four ring gas hob. Ample space for a range of freestanding appliances. UPVC double glazed window to the rear elevation and a, uPVC double glazed door opens to outside.

First Floor Landing. Having doors providing access to the Two Bedrooms and Bathroom. Loft access point.

Bedroom One. A well proportioned Double Bedroom, having a uPVC double glazed window to the front elevation.

Bedroom Two. Another good-sized Bedroom, having a uPVC double glazed window to the rear elevation.

Bathroom. Fitted with a suite comprising of: pannelled bath, separate shower cubicle, vanity sink unit, WC. Wall mounted heated chrome towel rail. Opaque uPVC double glazed window to the rear.

Outside to the rear the property enjoys a lovely enclosed courtyard garden.

Consistently popular houses!



Approx Gross Floor Area = 648 Sq. Feet
= 60.3 Sq. Metres

