



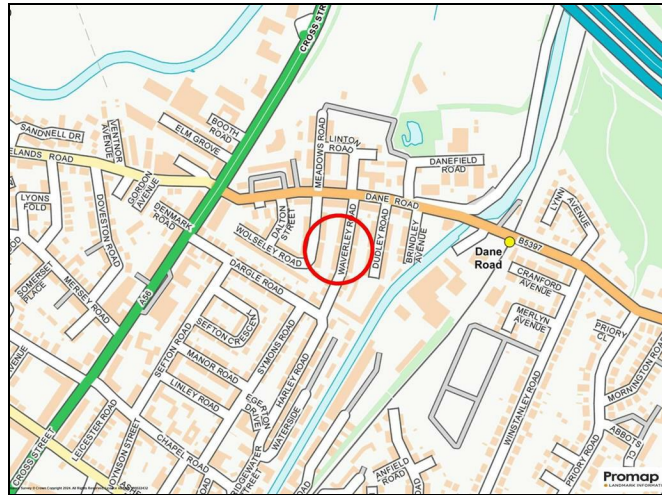
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INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, turn left onto Sibson Rd/B5166 the continue straight onto Tatton Rd/B5166. Tatton Rd/B5166 turns left and becomes Ashfield Rd where you turn right onto Cross St/A56. Turn right onto Dargle Rd then left onto Waverley Rd where the property will be on the left



INDEPENDENT ESTATE AGENTS

26 Waverley Road Sale, M33 7AX



BEST AND FINAL OFFERS IN WRITING TUESDAY 14TH MAY 12PM

A SUPERB, MUCH UPGRADED AND IMPROVED, TWO BEDROOMED PERIOD TERRACE IDEALLY POSITIONED ON THIS EVER POPULAR ROAD WHICH IS IDEAL FOR METROLINK AND TOWN CENTRE. GOOD SIZED ROOMS THROUGHOUT. IMMACULATE INTERIOR. STYLISH RE FITTED BATHROOM.

Hall. Lounge. Dining Room. Kitchen. Two Bedrooms. Bathroom. Lovely, enclosed Courtyard Garden.

CONTACT SALE 0161 973 6688

BEST AND FINALS TUESDAY 14TH MAY 12PM

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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	83	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.

£325,000



BEST AND FINALS TUESDAY 14TH MAY 12PM

A Superb, much upgraded and improved, Two Bedroomed Period Terrace which enjoys good-sized rooms throughout.

Internally, the property has been greatly improved with neutral re-decoration and a stylish re fitted bathroom.

The location is so convenient, being within an easy reach of the Town Centre and the Metrolink at both Dane Road and Sale Station.

In addition to the Accommodation, there is a lovely, good-sized, enclosed Courtyard Garden.

An internal viewing will reveal:

Entrance Hall. Having an opaque leaded panelled front door. Staircase rises to the First Floor. Coved ceiling. Picture rail surround. Dado rail. Stripped panelled doors open to the Lounge and Dining Room.

Lounge. A well proportioned Reception Room having a uPVC double glazed window to the front elevation with attractive plantation shutters. Fireplace feature to the chimney breast. Coved ceiling. Picture rail surround.

Dining Room. Another good size Reception Room having a set of uPVC double glazed French doors opening out onto the Garden. Hollowed out chimney breast feature. Coved ceiling. Picture rail surround. Opening to a large understairs storage cupboard and a stripped panelled door open to the Kitchen.

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 oven with four ring ceramic hob. Ample space for a range of freestanding appliances. uPVC double glazed window to the side elevation and uPVC double glazed French door to outside. Wall mounted gas central heating boiler concealed in one of the cupboards.

First Floor Landing. Having a spindle balustrade to return the staircase opening. Stripped panel doors then open to the Two Double Bedrooms and Bathroom. Coved ceiling. Picture rail surround. Loft Access Point.

Bedroom One. An excellent sized double bedroom having a uPVC double glazed window to the front elevation with attractive plantation shutters. Coved ceiling.

Bedroom Two. Another good double room having a uPVC double glazed window to the rear elevation.



Bathroom. A good size Bathroom re fitted with a period style white suite with chrome fittings comprising of free standing double ended claw foot bath central chrome mixer taps. Separate enclosed shower cubicle with thermostatic shower. WC. Vanity sink unit. uPVC double glazed window to the rear elevation. Wall mounted chrome towel rail radiator.

Outside to the rear is a lovely enclosed west facing garden with useful storage outhouses.

Always popular houses!

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 Approx Gross Floor Area = 791 Sq. Feet
 = 73.4 Sq. Metres

