



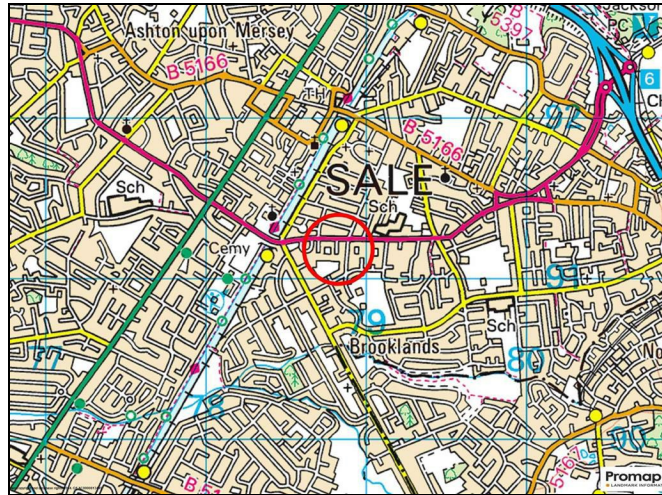
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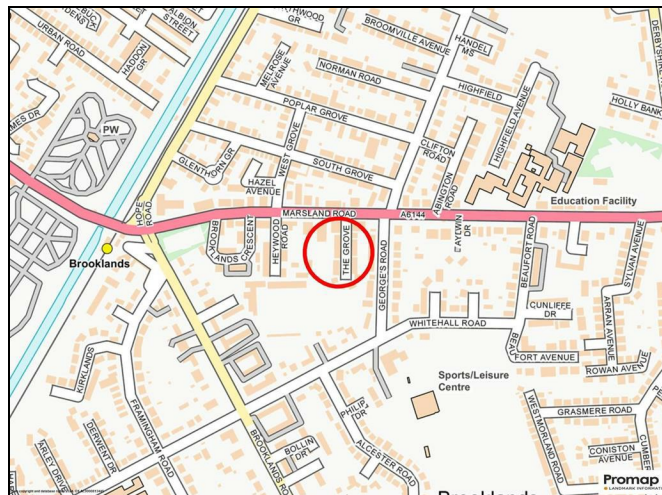


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale office, proceed on School Rd/B5166 then sharp right onto Sibson Rd/B5166. Turn left onto Washway Rd/A56 then go left onto Marsland Rd/A6144. Turn right onto The Grove then the property will be on the right



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	
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	77	England & Wales	
			45		

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

10 The Grove Sale, M33 3WD



BEST AND FINAL OFFERS TUESDAY 9TH JULY BY 5PM

A SUPERBLY PROPORTIONED, MUCH UPGRADED AND IMPROVED, TWO DBL BEDROOMED PERIOD TERRACE WHICH ENJOYS EXCELLENT SIZED ROOMS THROUGHOUT. USEFUL CELLAR. WONDERFUL CUL DE SAC LOCATION IDEAL FOR METROLINK.

Hall. Lounge. Dining Room. Kitchen. Cellar. Two Double Bedrooms. Large Bathroom. Courtyard garden.

CONTACT SALE 0161 973 6688

BEST AND FINAL OFFERS TUESDAY 9TH JULY BY 5PM

£350,000

in detail



BEST AND FINAL OFFERS TUESDAY 9TH JULY BY 5PM

An excellent sized, much upgraded and improved, Two Double Bedroomed period terrace which offers over 1200 sqft of accommodation.

The property has been greatly improved throughout which includes modern kitchen and stunning large bathroom.

The location is ideal on this ever popular cul de sac which is ideal for the Metrolink, Schools including Sale Grammar and local shops just around the corner.

In addition to the accommodation there is a really good sized courtyard garden.

An internal viewing will reveal:

Recess Porch with tiled based and step up to opaque leaded composite front door with opaque window above.

Entrance Hallway. Having a staircase rising to the First Floor. Doors then provide access to the Lounge and Dining Room. Coved ceiling.

Lounge. A well proportioned reception room having a wide angled uPVC double glazed bay window to the front elevation. Coved ceiling. Fireplace feature to the chimney breast.

Dining Room. Another good size reception room having uPVC double glazed window to the rear elevation. Stripped panelled doors then provide access to the Kitchen and down to the Cellars.

Kitchen. Fitted with a range of level and base style of units with polished chrome handles and woodblock worktops over with inset one and a half bowl white ceramic sink unit with mixer tap. Ample space for a range cooker. Space for a tall fridge freezer unit. uPVC double glazed window to the side elevation and uPVC double glazed door opens to outside.

Cellars. The Cellars comprise of one main cellar chamber which provides excellent additional storage space.

First Floor Landing. Spindle balustrade to return staircase opening. Loft



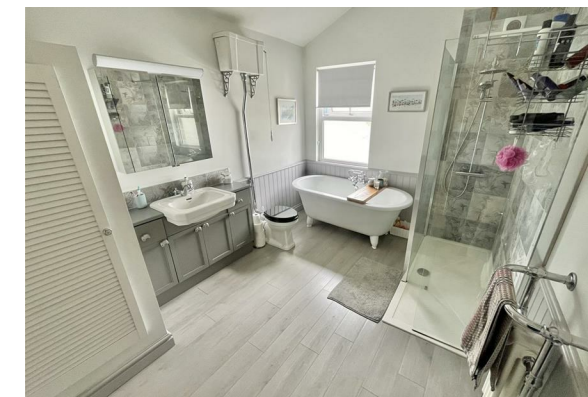
access point. Skylight window. Stripped panelled doors then open to the Two Double Bedrooms and Bathroom.

Bedroom One. An impressive large double bedroom having a uPVC double glazed window to the front elevation. Stripped wooden floors.

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

Bathroom. A wonderful large Bathroom fitted with a suite comprising of freestanding double ended bath. Separate large shower enclosure. Vanity sink unit. WC. Built in cupboard housing the gas central heating boiler. Opaque uPVC double glazed window to the rear elevation. Wall mounted polished chrome towel rail radiator. Inset spotlights to the ceiling.

Outside to the rear there is a useful storage outhouse behind the kitchen. There is a good sized west facing courtyard garden.



Approx Gross Floor Area = 1231 Sq. Feet
= 114.4 Sq. Metres

Always a popular place to live!

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