



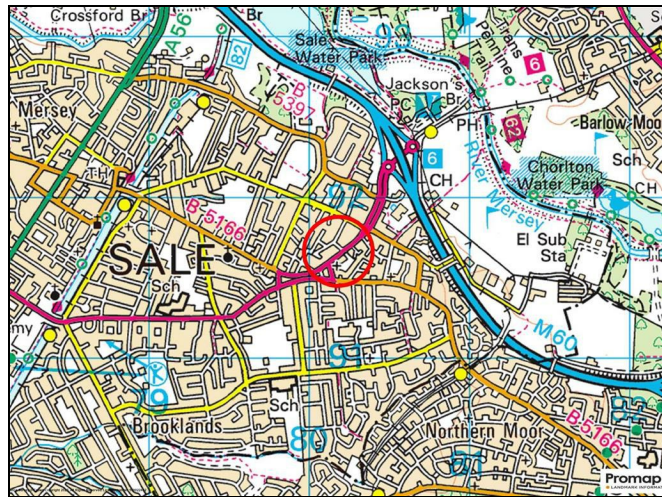
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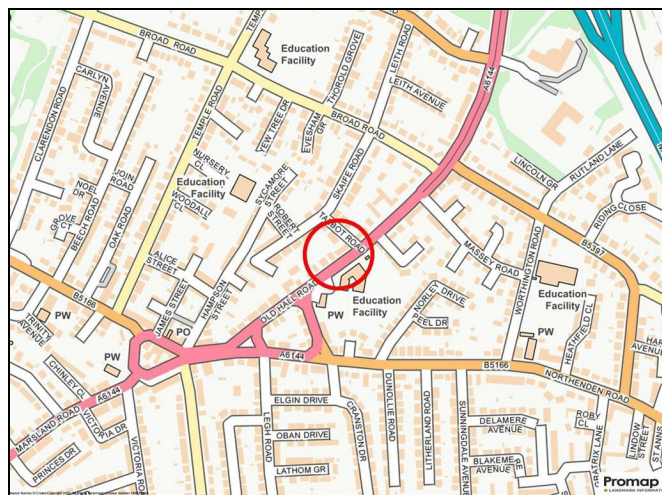


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale office, proceed east on School Rd/B5166 towards Hayfield St. Turn left onto Sibson Rd/B5166. Turn right onto School Rd/B5166. Continue onto Old Hall Rd/A6144 The destination will be on the left



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 the 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

71 Old Hall Road Sale, M33 2HT



****NO CHAIN** A SUPERBLY PROPORTIONED, LARGER THAN AVERAGE, THREE BEDROOMED PERIOD END TERRACE WHICH OFFERS EXCELLENT SIZED ROOMS THROUGHOUT. DRIVEWAY PARKING. LOVELY REAR GARDEN. USEFUL CELLAR.**

Hall. Lounge. Large Dining Room with Patio doors. Kitchen. Cellar. Three Beds. Bathroom. Enclosed established gardens. Driveway. Energy Rating:

CONTACT SALE 0161 973 6688

£395,000

www.watersons.net

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A superbly-presented, Three Bedroomed Period End Terrace which offers excellent family accommodation.

The location is ideal being within an easy reach of Sale Moor Village and several of the Local Schools including Worthington, Holy Family and Templemoor.

Being within this location is also ideal for the popular open space of Worthington Park and access to Sale Water Park including the Metrolink stop there and the Motorway network.

Externally there is driveway parking to the front, and a lovely established garden to the rear.

An internal viewing will reveal:

Entrance Hall. Having an opaque uPVC double glazed front door .spindle staircase rises to the First Floor. Coved ceiling. Doors then open to the Lounge and Inner Hallway.

Lounge. An excellent sized Reception Room having an angled bay window to the front elevation with an attractive three quarter height plantation shutters. Attractive period fireplace feature to the chimney breast. Deep coved ceiling. Large opening into the Inner Hallway.

Inner Hallway. Having a glazed panelled door through to the Dining Room and a further door provides access to the Cellars.

Dining Room. Another superb large Reception Room having a set of sliding uPVC double glazed patio doors opening out onto the Rear Garden. Coved ceiling.

Kitchen. The Kitchen is fitted with a range of base style of units with woodblock worktops over and inset stainless steel sink with mixer tap. Ample space for a range of free standing appliances. Ample space for a range cooker. Two uPVC double glazed windows to the rear elevation overlooking the Gardens. Wall mounted Worcester gas central heating boiler. Opaque uPVC double glazed door opens to outside. Tiled floor.

First Floor Landing. Having stripped panelled doors providing access to the Three Bedrooms and Bathroom.

Bedroom One. An excellent sized double bedroom having two uPVC double glazed windows to the front elevation. Built in wardrobes to the length of one wall. Coved ceiling.



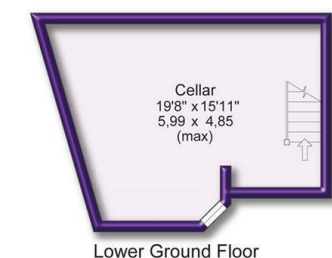
Bedroom Two. Another good sized double room having two uPVC double glazed windows to the rear elevation overlooking the Gardens. Built in wardrobe.

Bedroom Three. Having two uPVC double glazed windows to the rear elevation overlooking the Gardens with attractive plantation shutters.

Bathroom. Fitted with a modern white suite with chrome fittings comprising of panelled bath with thermostatic shower over. Wash hand basin. WC. Wall mounted polished heated chrome towel rail radiator. Opaque uPVC double glazed window to the rear elevation.

Externally, to the front of the property is approached via a Driveway providing ample Parking for one car. The rear of the property enjoys enclosed established lawned Garden with gravelled and paved areas alongside deep borders.

A larger than average terrace offered for sale with NO CHAIN!



Approx Gross Floor Area = 1368 Sq. Feet
= 127 Sq. Metres

