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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	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	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.



INDEPENDENT ESTATE AGENTS

5 Harcourt Road Sale, M33 6PD



A STYLISH, COMPREHENSIVELY UPGRADED AND IMPROVED, THREE BEDROOMED PERIOD TERRACE LOCATED ON THIS VERY DESIRABLE ROAD IDEAL FOR TOWN CENTRE + PARK ROAD PRIMARY SCHOOL. IMMACULATE MODERN INTERIOR. PRIVATE WEST FACING GARDEN.

Hall. Lounge. Dining Room. Kitchen. Utility + WC. Three Bedrooms. Shower Room. Enclosed rear Garden. ALWAYS POPULAR! Energy Rating:

CONTACT SALE 0161 973 6688

£415,000

in detail



A Stylish, comprehensively upgraded and improved, Three Bedroomed Period Terrace which offers excellent sized rooms throughout. The location is fantastic, being on a small cul de sac close to Ashton Park and several of the popular Schools including Park Road Primary.

Internally the property has been tastefully refurbished with neutral re decoration and replacement kitchen and bathroom fittings



In addition to the accommodation there is a lovely private west rear garden.

An internal viewing will reveal:
Entrance Hall, having a spindled staircase rising to the First Floor. Stripped wooden floors. Coved ceiling. Picture rail surround. Stripped panelled doors then open to the Lounge and Dining Room.

Lounge. A well-proportioned Reception Room, having a wide-angled, three section bay window with uPVC double glazed windows. Continuation of the stripped wooden floor. Attractive, period cast-iron fire surround to the chimney breast with a raised tiled hearth. Coved ceiling. Picture rail surround.

Dining Room. Another excellent-sized Reception Room, having a set of uPVC double glazed French doors opening up onto the rear Garden. Continuation of the stripped wooden floors. Built-in pantry cupboards to one of the alcoves. Open Plan to the Kitchen. Door through to the Utility Room and WC.



Utility Room/WC fitted with a base unit with worktop over and inset stainless steel sink unit with mixer taps. Space and plumbing beneath suitable for a washing machine and dryer. Low-level WC. uPVC double glazed window to the side elevation. Wall-mounted, Ideal gas central heating boiler.

The Kitchen is fitted with a range of modern base and eye-level units with woodblock worktops over and inset, one and a half bowl, white ceramic, Villeroy & Boch sink unit with mixer tap. Built-in Bosch, stainless steel fronted electric oven with four ring gas hob and stainless steel extractor hood over. Integrated dishwasher. uPVC double glazed window to the rear elevation overlooking the Gardens.



First Floor Landing, having a spindled balustrade to the return of the staircase opening. Stripped panelled doors then provide access to the Three Bedrooms and Shower Room. Loft access point.

Bedroom One. An excellent-sized Double Bedroom, having a uPVC double glazed window to the rear elevation overlooking the Gardens. Period, cast-iron fire surround to the chimney breast.

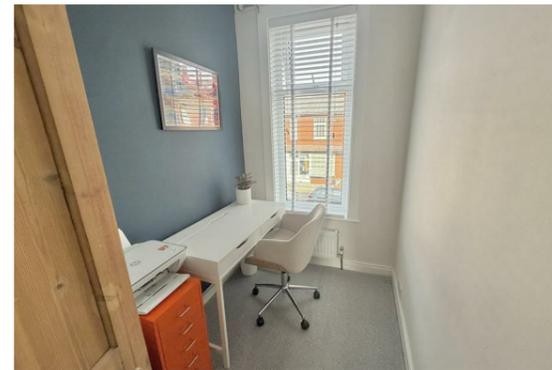
Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the front elevation. Cast-iron fire surround to the chimney breast.

Bedroom Three, having a uPVC double glazed window to the front elevation.



The Shower Room is refitted with a suite and comprises of double-width shower enclosure with thermostatic shower, vanity sink unit and low-level WC. Tiled floor. Part-tiled walls. Opaque, uPVC double glazed window to the rear elevation. Wall-mounted, heated towel rail radiator. Inset spotlights to the ceiling.

Outside to the rear, the property enjoys a lovely enclosed lawned Garden with paved patio area and well-established borders surrounding.



Always a popular place to live!

- FREEHOLD
- COUNCIL TAX BAND - B

Approx Gross Floor Area = 905 Sq. Feet
= 84.1 Sq. Metres

