



HALE OFFICE:

212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN

TEL: 0161 941 6633

FAX: 0161 941 6622

Email: hale@watersons.net

SALE OFFICE:

91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA

TEL: 0161 973 6688

FAX: 0161 976 3355

Email: sale@watersons.net



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

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43 Hope Road

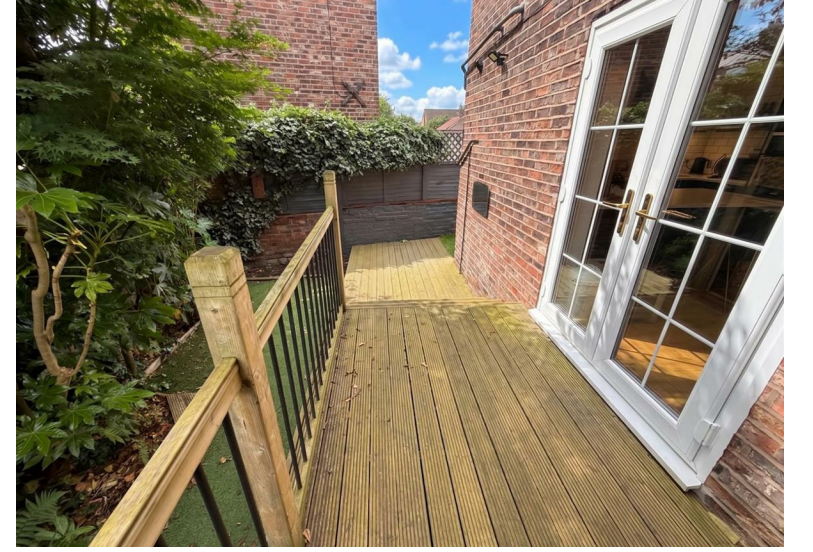
Sale, M33 3BJ



£415,000

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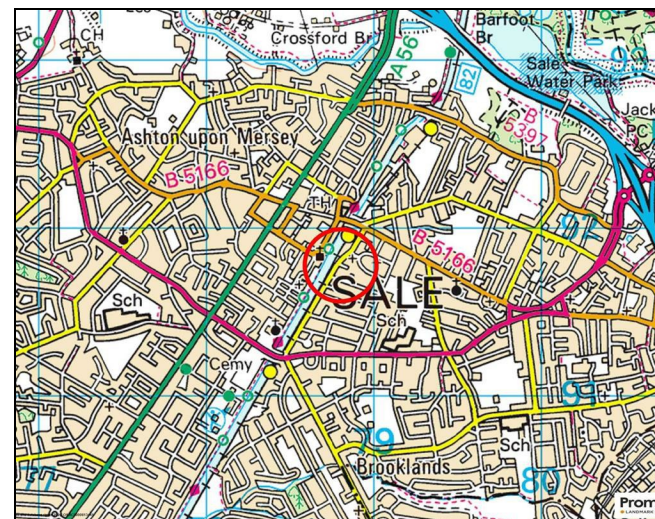
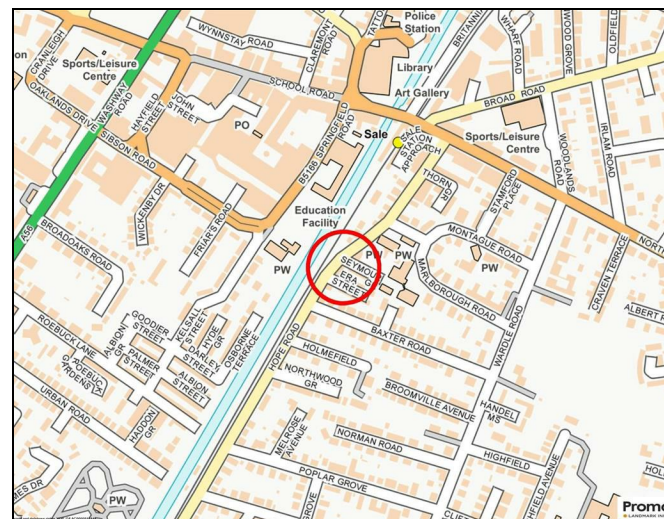


energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(02-10) A
(81-91) B			(11-31) B
(69-80) C			(35-49) C
(55-68) D			(55-68) D
(39-54) E			(69-80) E
(21-38) F			(81-100) F
(1-20) G			(101-120) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions

England & Wales EU Directive 2002/91/EC



overview

AN IMPRESSIVE, COMPREHENSIVELY UPGRADED, TWO DOUBLE BEDROOMED PERIOD END TERRACE WITH DRIVEWAY PARKING. SO CONVENIENT BEING JUST DOWN THE ROAD FROM THE TOWN CENTRE AND METROLINK. USEFUL CELLARS. FULL OF PERIOD FEATURES INC FIREPLACES.

Hall. Lounge. Dining Room - open plan to the Kitchen with French doors. Cellars. Two dbl Bedrooms. Large Bathroom. Private rear courtyard garden. Driveway Parking.

CONTACT SALE 0161 973 6688



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.

in detail

An impressive, comprehensively upgraded, Two Double Bedroomed Period End Terrace which offers over 1200 sqft over three floors including useful Cellars.

Hope Road is an ideal location, perfect as its literally down the road from the Sale Metrolink, Town Centre and Stanley Square as well as several of the popular Schools including Springfield and St Josephs Primary.

Internally, there is a stylish interior with modern kitchen and bathroom fittings as well as numerous Period features including gorgeous fireplaces, tall coved ceilings and picture rails.

Outside there is a driveway to the front and a lovely private rear courtyard garden.

An internal viewing will reveal:

Entrance Hall, having a composite front door. Spindled staircase rises to the First Floor. Doors then provide access to the Lounge, Dining Kitchen and a further door provides access down to the Cellars. Picture rail surround.

Lounge. An impressive, large Reception Room, having a wide-angled, three-section bay window to the front elevation. Attractive, period open fireplace feature to the chimney breast. Built-in shelving and cabinets to the each of the alcoves. Coved ceiling. stripped wooden floors.

A wonderful, large, combined Dining Kitchen. Within the Dining Area, there is a set of uPVC double glazed French doors opening out to the Gardens. Attractive fireplace feature to the chimney breast. Coved ceiling. The Kitchen is fitted with an extensive range of base and eye-level units with worktops over and inset, white ceramic sink unit with mixer tap. Built-in double oven. Four ring induction hob with extractor hood over. Further integrated appliances include fridge freezer and dishwasher. Space and plumbing suitable for a washing machine and dryer. Wall-mounted, gas central heating boiler. uPVC double glazed window to the rear elevation. Useful Breakfast Bar Area.

First Floor Landing, having a split-level Landing with uPVC double glazed window to the front elevation. Spindle balustrade to the return of the staircase opening. Doors then provide access to the Two Double Bedrooms and Bathroom.

Bedroom One. A well-proportioned Double Bedroom, having a uPVC double glazed window to the front elevation. Attractive, period, cast iron fire surround to the chimney breast. Coved ceiling. Stripped wooden floors.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the side elevation. Coved ceiling.

A good-sized Bathroom fitted with a suite, comprising of panelled bath with thermostatic shower over and fitted glass shower screen, wash hand basin and WC. uPVC double glazed windows to the side and rear elevations. Part-tiled walls.

Outside to the front, the property has a gravelled driveway accessed from Seymour Grove. There is also the option to purchase a resident parking permit from Trafford to park on Seymour Grove as well.

To the rear, the property enjoys a lovely, enclosed Courtyard Garden which has a raised, decked patio area accessed directly from the Dining Kitchen which steps-down into the main area of Garden with lawn and has established borders surrounding.

Couldn't be a more convenient location!

Approx Gross Floor Area = 1238 Sq. Feet
= 115.1 Sq. Metres

