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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

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£350,000

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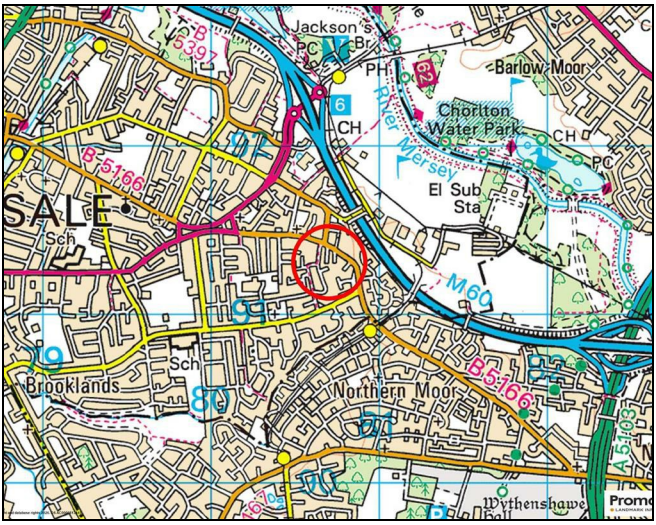
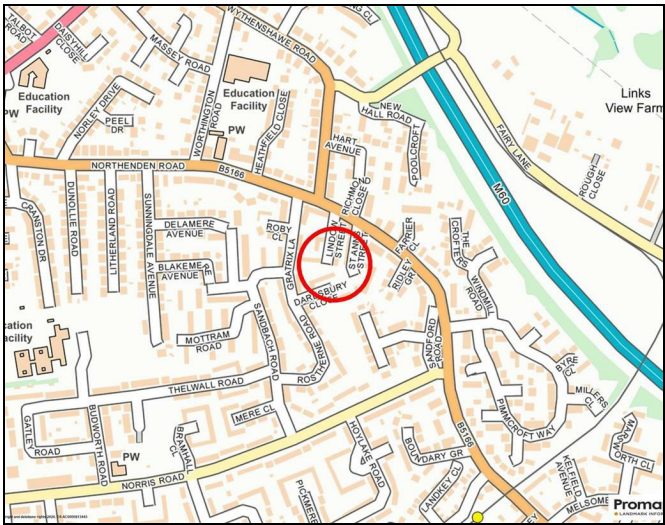
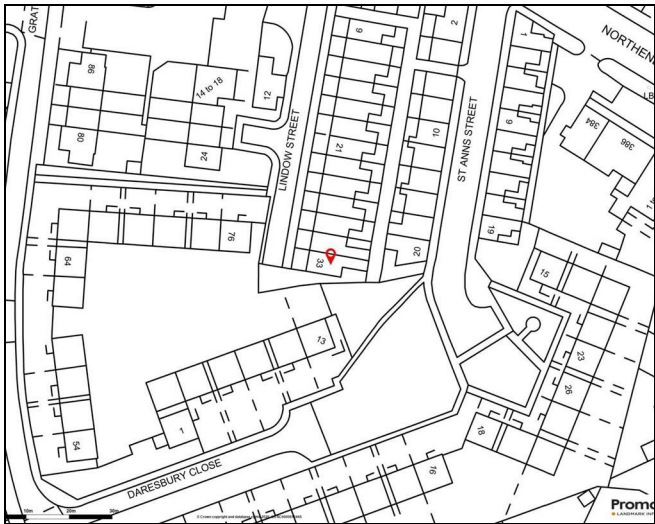
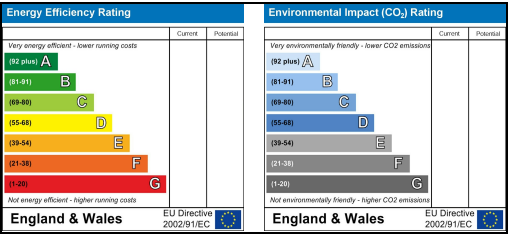
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energy efficiency

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



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures 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.

overview

****PRIVATE DRIVEWAY**ATTRACTIVE GARDENS**A FABULOUS, MUCH IMPROVED AND UPGRADED, TWO BEDROOMED PERIOD END TERRACE WITH LOVELY SIDE GARDEN AND ITS OWN PRIVATE DRIVEWAY. POPULAR CUL DE SAC. MODERN KITCHEN AND BATHROOM. CLOSE TO SALE MOOR VILLAGE AND METROLINK AT SALE ROAD**

Hall. Lounge. Dining Room. 14' Kitchen. Utility. Two Double Bedrooms. Bathroom. Lovely gardens. Private Driveway. Energy Rating

CONTACT SALE 0161 973 6688



in detail

A fabulous, tastefully upgraded and improved, Two Double Bedroomed Period End Terrace which offers good-sized rooms throughout.

Unlike many similar properties this one has a lovely private side garden and its own private driveway!

Internally there are modern kitchen and bathroom fittings, neutral re decoration and uPVC double glazing.

The location is really convenient being on a popular cul de sac ideal for the Metrolink at Sale Road and Shops in Sale Moor Village.

An internal viewing will reveal:

Entrance Hall. Having an opaque leaded stained glass window composite front door with shaped window above. Staircase rises to the First Floor. Coved ceiling. Door through to the Dining Room.

Lounge. A well proportioned reception room having a uPVC double glazed window to the front elevation. Coved ceiling. Inset spotlights. Opening to the Dining Room.

Dining Room. Another good sized reception room to the rear elevation. Stripped wooden doors. Coved ceiling. Door through to the Kitchen.

Kitchen. A good sized extended kitchen fitted with a range of base and eye level units with woodblock worktops over and oversized white ceramic sink unit with mixer tap. Built in stainless steel electric oven with four ring gas hob and stainless steel extractor hood over. Integrated dishwasher. Integrated microwave. Opaque uPVC double glazed door opens to outside. uPVC double glazed window to the side elevation. Useful breakfast bar area. Tiled floor. Door through to the Utility Room. Door provides access to useful understairs storage.

Utility Room. Having space and plumbing suitable for a washing machine. Space currently used for an American style fridge freezer.

First Floor Landing. Having a spindle balustrade to return to the staircase opening. Doors then provide access to the Two Bedrooms and Bathroom. Loft access point.

Bedroom One. An impressive large double bedroom having two uPVC double glazed windows to the front elevation partly facing out over an open green area. Built in wardrobes to one wall. Inset spotlights.

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

Bathroom fitted with a suite comprising of tiled panelled bath with thermostatic shower and inset glass shower screen. Wall hung vanity sink unit. WC. Tiled floor. Part tiled walls. Opaque uPVC double glazed window to the rear elevation. Inset spotlights to the ceiling. Built in storage cupboard.

Outside, there is a paved and walled frontage along with access to the private driveway.

There are established private gardens to the rear and full side mostly laid to lawn with borders and gravelled area.

A wonderful property and it comes with a driveway!

- Freehold
- Council Band B

Approx Gross Floor Area = 893 Sq. Feet
= 83.0 Sq. Metres

