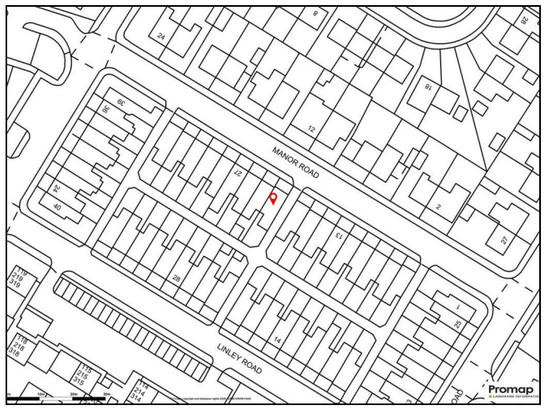
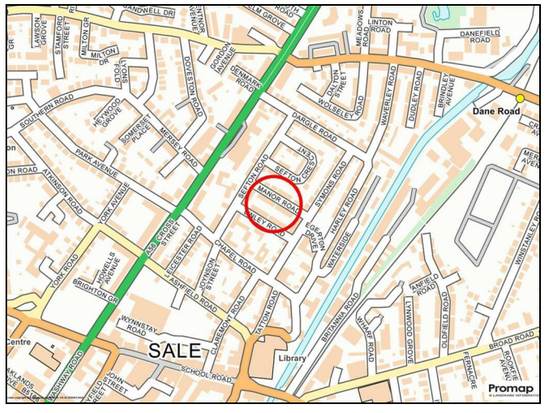
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TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

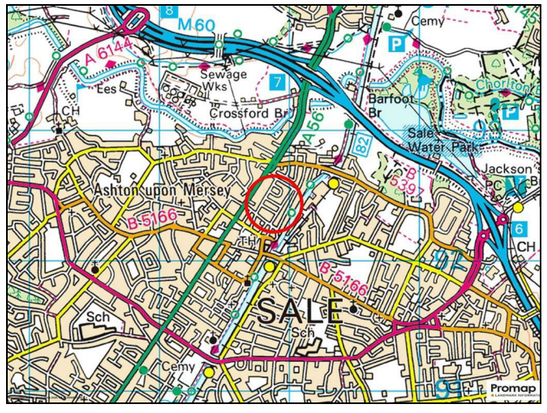
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location

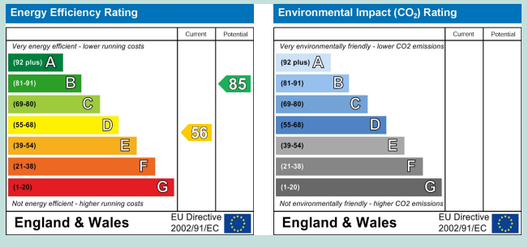






energy efficiency

In line with Government Legislation, we are now able to provide an
Energy Performance Certificate (EPC) rating (see table on the right)



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.

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21 Manor Road

Sale, Cheshire, M33 7FL



****NO CHAIN** A SUPERBLY PROPORTIONED THREE BEDROOMED PERIOD END TERRACE WHICH IS IDEALLY POSITIONED CLOSE TO THE TOWN CENTRE, SCHOOLS AND METROLINK. NEUTRAL REDECORATION. ENCLOSED WALLED COURTYARD GARDEN**

Hall. Lounge. Dining Room. Breakfast Kitchen. Three good sized Bedrooms. Bathroom. Enclosed Garden. NO CHAIN!

CONTACT SALE 0161 973 6688

£375,000

www.watersons.net

in detail











A superbly proportioned Three Bedroomed, Period End Terrace which offers excellent-sized rooms throughout.

The location is ideal being within an easy reach of several of the local schools, Metrolink, Town Centre and all its facilities. Manor Road is a residents parking area where permits can be purchased.

Internally, the property has neutral decoration throughout aswell as period features to include stripped wooden floors, coved ceilings and fireplaces.

In addition to the Accommodation, there is a lovely, enclosed walled garden.

An internal viewing will reveal:

Entrance Hall, having an opaque, glazed panelled front door with window above. Stripped wooden floors. Panelled doors then provide access to the Lounge and Dining Room. staircase rises to the First Floor. Coved ceiling.

Lounge. A well-proportioned Reception Room, having two, uPVC double glazed windows to the front elevation. Attractive period fireplace feature to the chimney breast. Stripped wooden floors. Coved ceiling. Picture rail surround.

Dining Room. Another good-sized room, having a uPVC double glazed window to the rear elevation with angled window above. Attractive period fireplace to the chimney breast. Stripped wooden floors. Door provides access to useful understairs storage cupboard. Large opening into the Breakfast Kitchen.

A good-sized Breakfast Kitchen with space for a table. The Kitchen itself is fitted with a range of base and eye-level units with worktops over and inset, stainless steel sink unit with mixer tap. Built-in electric oven with four ring gas hob and extractor hood over. Integrated fridge freezer. Space and plumbing suitable for a washing machine. Tiled floor. uPVC double glazed window to the rear elevation and two further uPVC double glazed windows to the side elevation. Panelled door opens to outside. Wall-mounted,' Main' gas central heating boiler.

First Floor Landing, having a spindle balustrade to the return of the staircase opening. Doors then provide access to the Three Bedrooms and Bathroom.

Bedroom One. A superb, large Double Bedroom, having two, uPVC double glazed windows to the front elevation.

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





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

The Bathroom is fitted with a suite, comprising of panelled bath with shower mixer attachment and fitted glass shower screen, wall-hung wash hand basin and WC. Wall-mounted, heated towel rail radiator. Tiled floor. Part-tiled walls.



Outside to the rear, the property has a walled gravelled Garden. Being the End Terraced, there is also a gate at the side with access onto the right of way.

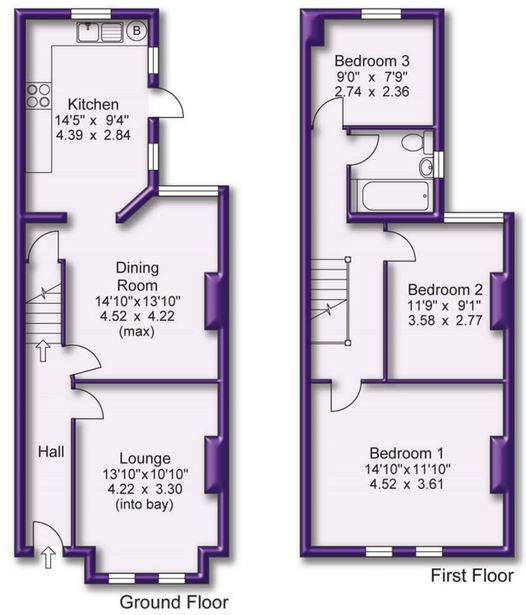
Such a convenient place to live! NO CHAIN!

- Freehold Property
- Council Tax Band - C





Approx Gross Floor Area = 996 Sq. Feet
= 92.5 Sq. Metres



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