NAEA
APPROVED CODE TRADINGSTANDARDS.GOV.UK
The Property Ombudsman

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CHESHIRE M33 7XA
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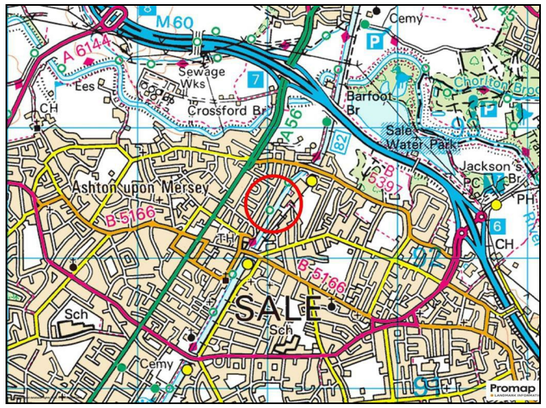
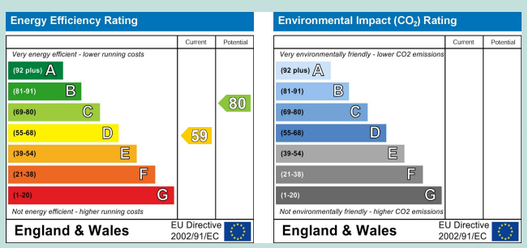
WATERSONS
INDEPENDENT ESTATE AGENTS

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)



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.

WATERSONS
INDEPENDENT ESTATE AGENTS

56 Harley Road

Sale, M33 7FP

****NO CHAIN** A LOVELY TWO DOUBLE BEDROOMED END TERRACE WHICH OFFERS SUPERB ACCOMMODATION. MODERN KITCHEN AND BATHROOM FITTINGS. COURTYARD GARDEN. PERFECT FOR TOWN CENTRE/METROLINK.**

Lounge. Dining Room. Kitchen. GF Bathroom. Two Dbl Bedrooms, one with En Suite Shower. Rear Courtyard

CONTACT SALE 0161 973 6688

£320,000

www.watersons.net

in detail

A well proportioned, extended, Two Double Bedroomed Period End Terrace which offers good sized rooms throughout.

The location is so convenient being within an easy reach of the Town Centre and the Metrolink at both Dane Road and Sale Station.

Internally there is neutral re decoration and modern kitchen and bathroom fittings as well as a recently installed boiler.

An internal viewing will reveal:

Entrance Porch. Having a glazed panelled front door. Further opaque glazed double glazed door to the Lounge.

Lounge. An excellent sized reception room having a window to the front elevation. Opening to the Dining Room.

Dining Room. Another good sized reception room having a uPVC double glazed window to the rear elevation. Staircase rises to the First Floor. Door through to the Kitchen.

Kitchen. Fitted with white gloss finish base and eye level units with chrome T bar handles and worktops over. One and a half stainless steel sink unit with spray mixer tap. Built in oven with five ring gas hob and stainless steel extractor hood over. Ample space for additional free standing appliances. uPVC double glazed window to the side elevation and a uPVC double glazed door opens to outside. Wall mounted Worcester gas central heating boiler concealed within one of the cupboards. Door through to the Ground Floor Bathroom.

Ground Floor Bathroom. Fitted with a suite comprising of shaped panelled bath with thermostatic shower over and fitted glass shower screen. WC. Vanity sink unit. Tiled floor. Tiled walls. uPVC double glazed window to the side elevation

First Floor Landing. Having doors opening to the Two Bedrooms and Bathroom.

Bedroom One. A well proportioned double bedroom having a uPVC double glazed window to the front elevation. Folding door opens to the En Suite Shower Room.

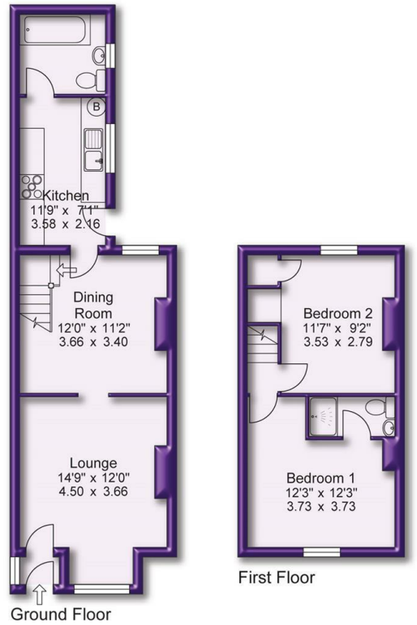
En Suite Shower Room. Fitted with a suite comprising of enclosed shower cubicle with thermostatic shower. Fitted bathroom cabinet with wash hand basin and WC. Wall mounted polished chrome towel rail radiator. Tiled floor. Tiled walls.

Bedroom Two. Another good double bedroom having a uPVC double glazed window to the rear elevation. Built in wardrobe cupboard plus further useful storage shelving.

Outside the property enjoys a walled courtyard.

Always such a convenient place to live!

Approx Gross Floor Area = 724 Sq. Feet
= 67.3 Sq. Metres



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