



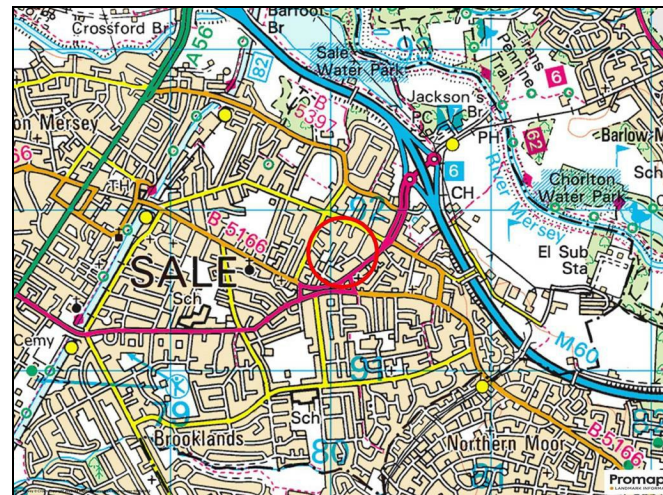
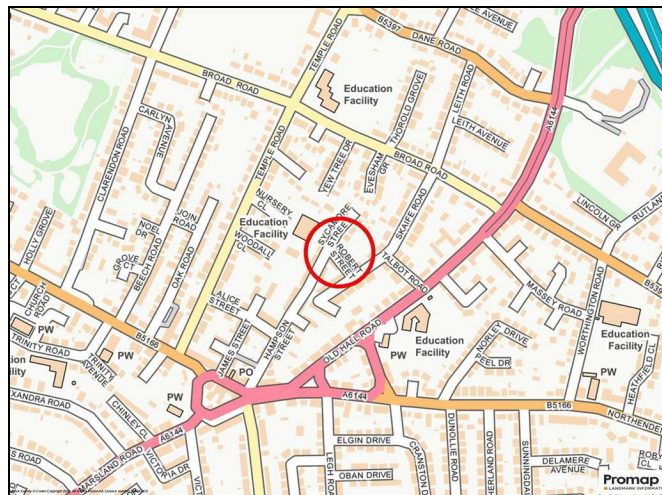
**HALE OFFICE:**  
 212 ASHLEY ROAD, HALE,  
 CHESHIRE WA15 9SN  
 TEL: 0161 941 6633  
 FAX: 0161 941 6622  
 Email: hale@watersons.net

**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

# 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Current: **84**  
 Potential: **69**

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.



INDEPENDENT ESTATE AGENTS

# 7 Robert Street Sale, Greater Manchester, M33 2HB



**AN IMMACULATE TWO BEDROOMED EXTENDED PERIOD TERRACE IDEALLY POSITIONED WITHIN A SHORT DISTANCE TO SALE MOOR VILLAGE. EXCELLENT SIZED DINING KITCHEN.**

**Lounge. Dining Room - Open to the Kitchen. Two Bedrooms. Bathroom. Lovely rear Courtyard Garden.**

**CONTACT SALE 0161 973 6688**

**£285,000**

# in detail



An Immaculate, Two Bedroomed, Extended Period Terrace property which offers good-sized rooms throughout.

There is neutral re-decoration throughout and benefits from a Ground Floor Extension creating a large Open Dining Room and Kitchen.

The property is ideally positioned, within a moments walk of all the shops within the Village and is within an easy reach of Sale Town Centre.

An internal viewing will reveal:

Lounge, having a uPVC double glazed window to the front elevation. Opaque, glazed panelled front door. Fireplace feature to the chimney breast with a living flame, coal-effect fire. Built-in cupboard housing the meters. Picture rail surround. Opaque, glazed multi-paned door opens to the Open Plan Extended Dining Room and Kitchen.

Dining Room. A well-proportioned room Open Plan to the Kitchen, having a staircase rising to the First Floor. Useful storage cupboard.

Kitchen, fitted with a arrange of base and eye-level units with worktops over with inset, stainless steel sink unit and mixer tap. Built-in oven with four ring gas hob. Ample space for additional freestanding appliances. uPVC double glazed window and door opens to outside. Wall-mounted, 'Vaillant' gas central heating boiler (installed February 2021).

First Floor Landing, having doors providing access to the Two Bedrooms and Bathroom. Loft access point.

Bedroom One. A well-proportioned Double Bedroom, having a uPVC double glazed window to the front elevation. Stripped wooden floors. Deep, built-in wardrobe cupboard.

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

The Bathroom is fitted with a modern white suite with chrome fittings, comprising of: panelled bath with shower mixer attachment, low-level WC, pedestal wash hand basin. Part-tiled walls. Opaque, uPVC double glazed window to the rear elevation.

To the rear, the property enjoys a lovely, enclosed, paved Courtyard Garden.

Always a popular place to live!

- Freehold
- Council Tax Band - B



Approx Gross Floor Area = 670 Sq. Feet  
= 62.2 Sq. Metres

