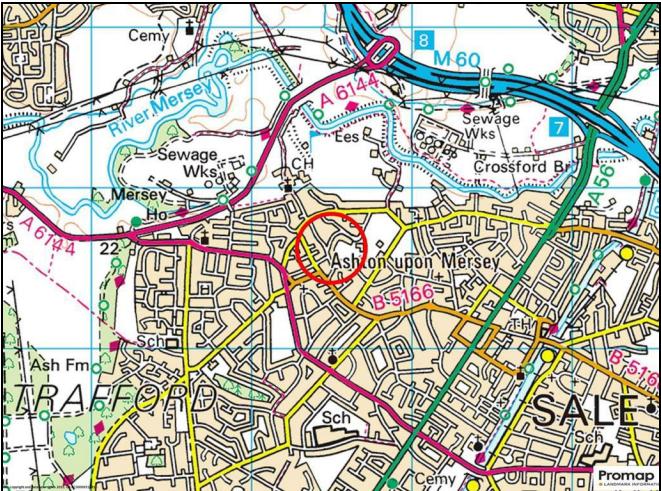


**HALE OFFICE:**

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 ₂) Rating	
	Current		Potential
Very energy efficient - lower running costs (91 plus) A			85
(81-91) B			
(69-80) C			68
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that 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.

www.watersons.net**INDEPENDENT ESTATE AGENTS**

20 Church Lane
Sale, M33 5GN



****NO CHAIN** A SUPERBLY PROPORTIONED TWO DOUBLE BEDROOMED PERIOD TERRACE LOCATED ON THIS EVER POPULAR ROAD CLOSE TO THE VILLAGE. GOOD SIZED ROOMS THROUGHOUT. LOVELY ENCLOSED COURTYARD.**

Hall. Lounge. Dining Room. Kitchen. Two Good Sized Bedrooms. Bathroom.

CONTACT SALE 0161 973 6688

Offers Over £300,000

www.watersons.net



A superbly proportioned Two Double Bedrommed Period Mid Terrace which offers excellent sized rooms throughout.

The location is ideal, Church Lane is always popular and is within a short distance of the Village Centre and walks down towards the River Mersey.

Internally the property has been a well cared for home but does provide an incoming buyer the chance to upgrade to their own specification.

At the back of the property is a lovely enclosed Courtyard and further small section of garden.

An internal viewing will reveal:

Entrance Porch, having a uPVC double glazed front door. Step-up to a glazed panelled inner door through to the Entrance Hallway.

Entrance Hall, having a staircase rising to the First Floor. Doors then open to the Lounge and Dining Room.



Lounge. A well-proportioned Reception Room, having a uPVC double glazed window to the front elevation. Tiled fireplace feature to the chimney breast. Coved ceiling. Picture rail surround.

Dining Room. Another good-sized room, having a uPVC double glazed window to the rear elevation. Tiled fireplace feature to the chimney breast. Coved ceiling. Panelled door through to the rear Hallway.

Rear Hallway, having an opening into the Kitchen. Door provides access to useful understairs storage cupboard and a glazed door opens to the Conservatory-style Sun Room.

The Kitchen is fitted with a range of base and eye-level units with worktops over and inset stainless steel sink unit. Ample space for a range of freestanding appliances. uPVC double glazed window to the rear elevation.

Conservatory-style Sun Room, having uPVC double glazed windows – all facing the rear elevation and a uPVC double glazed door opens to the Courtyard Garden.

First Floor Landing, having a uPVC double glazed window to the rear elevation. Doors then open to the Two Double Bedrooms and Bathroom. Loft access point.

Bedroom One. An excellent-sized Double Bedroom, having two uPVC double glazed windows to the front elevation. Built-in wardrobes to each of the alcoves and a further set of built-in wardrobes to the full length of the opposite wall.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed



window to the rear elevation. Built-in cupboards to each of the alcoves.

The Bathroom is fitted with a suite comprising of panelled bath with electric shower over, wash hand basin, WC. Opaque, uPVC double glazed window to the rear elevation. Built-in storage cupboards.

Outside to the rear, the property enjoys an enclosed Courtyard Garden with large storage Shed. There is then a gate which opens onto the right of way behind the property and a further small Garden Area.

Always a popular place to live!



Approx Gross Floor Area = 932 Sq. Feet
= 86.6 Sq. Metres

