



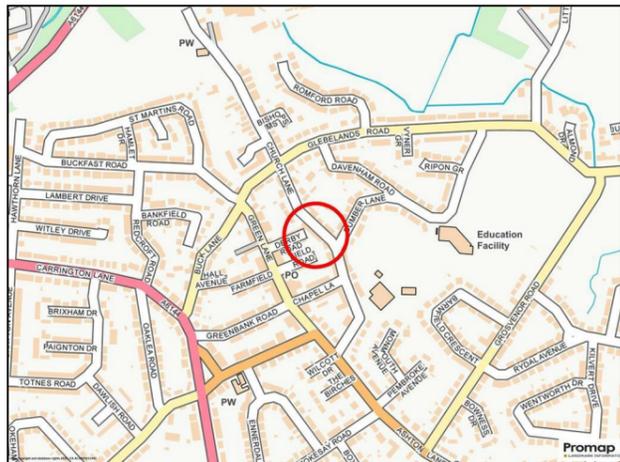
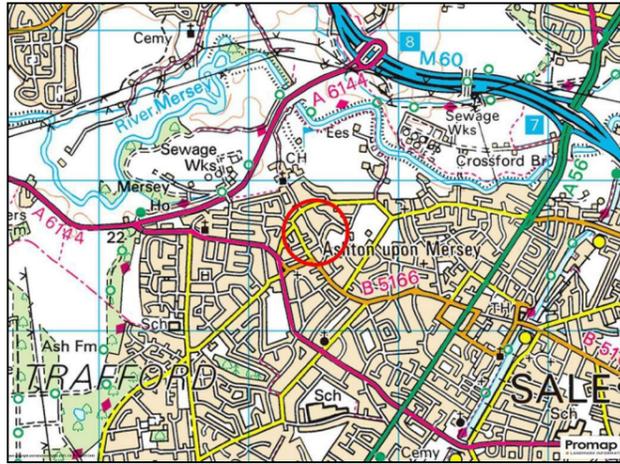
HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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 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

63 Church Lane

Sale, M33 5GW



A BEAUTIFUL, COMPREHENSIVELY UPGRADED AND IMPROVED, TWO DBL BEDROOMED PERIOD MID TERRACE WITH LOVELY REAR GARDEN LOCATED ON THIS EVER POPULAR ROAD PERFECT FOR THE VILLAGE. STYLISH RE FITTED KITCHEN AND BATHROOM FITTINGS.

Hall. Large 23' Lounge + Dining Room. Re fitted Kitchen with Quartz worktops. Two Good Sized Bedrooms. Contemporary Bathroom Lovely rear garden.

CONTACT SALE 0161 973 6688

£385,000

in detail



A beautiful, comprehensively upgraded and improved, Two Double Bedroomed Period Mid Terrace which enjoys good sized rooms throughout and a lovely rear garden.

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

Internally the property has been extensively refurbished to include Contemporary Kitchen and Bathroom fittings and extensive re plastering and re decoration.

At the back of the property is a lovely enclosed garden which is broadly South Westerly Facing!

An internal viewing will reveal:

Recess Porch with step-up to an opaque, uPVC double glazed front door.

Entrance Hallway having a staircase rising to the First Floor. Glazed door through to the Lounge.

Lounge. A superb, large 23' through Lounge Dining Room having a uPVC double glazed, bow window to the front elevation. UPVC double glazed window to the rear elevation. Door through to the Kitchen.

Kitchen. Re fitted with a range of Contemporary modern base and eye-level units with Quartz worktops over and inset white ceramic sink unit with mixer tap. Built in oven with four ring hob and matching angled extractor hood over. Integrated fridge freezer and dishwasher. UPVC double glazed window to the rear elevation providing views over the Garden. Full glazed uPVC door opens to outside. Folding door opens to large, 9' walk-in, under stairs storage cupboard.

First Floor Landing having a spindled balustrade to the return of the staircase opening. Doors then provide access to the Two Double Bedrooms and Bathroom. Loft access point.

Bedroom One. An excellent-sized Double Bedroom having a uPVC double glazed window to the front elevation. Built-in wardrobes to each of the alcoves, plus, additional set of built-in wardrobes to one wall.

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



Bathroom, re fitted with a Contemporary design suite comprising of: panelled bath with thermostatic shower over and fitted glass screen. Low-level WC. Twin draw vanity sink unit. Opaque, uPVC double glazed window to the rear elevation. Inset spotlights to the ceiling. Wall-mounted, heated towel rail radiator.

Outside to the rear, the property enjoys a lovely, enclosed, good-sized Garden for this type of property having a paved Patio Area leading onto the main artificial lawn with established borders surrounding.

Such a popular road!



Approx Gross Floor Area = 891 Sq. Feet
= 82.8 Sq. Metres

