



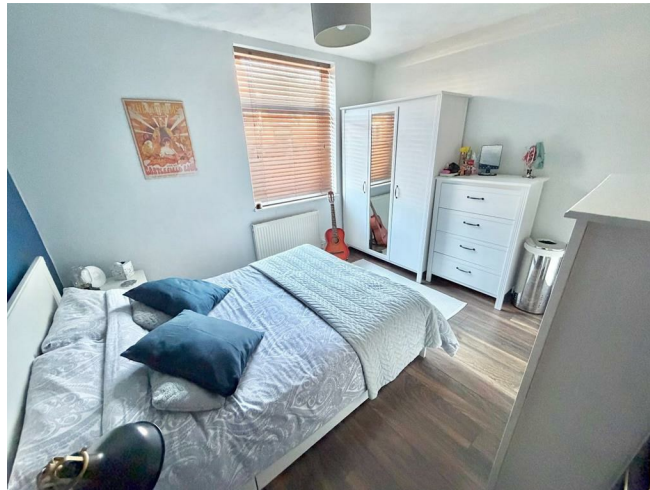
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INDEPENDENT ESTATE AGENTS

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			
(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			
(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 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.



INDEPENDENT ESTATE AGENTS

6 Sycamore Street Sale, , M33 2HD



****NO CHAIN**** A WELL PROPORTIONED, EXTENDED, TWO BEDROOMED PERIOD TERRACE WITH USEFUL CONVERTED LOFT SPACE. IDEALLY POSITIONED WITHIN A SHORT DISTANCE TO SALE MOOR VILLAGE. PRIVATE REAR COURTYARD GARDEN.

LOUNGE. DINING ROOM. KITCHEN. TWO BEDROOMS. BATHROOM. CONVERTED LOFT. LOVELY REAR COURTYARD GARDEN. NO CHAIN!

CONTACT SALE 0161 973 6688

£295,000

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in detail



A well proportioned Two Bedroomed, Extended, Period Terrace property which offers good-sized rooms throughout.

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.

The property has been extended to provide two reception rooms along with a good sized kitchen and a useful Converted Loft space.

In addition the property enjoys a private courtyard garden to the rear.

An internal viewing will reveal:

Lounge. Having a glazed panelled front door with double glazed window above. uPVC double glazed window to the front elevation. Spindle staircase rises to the First Floor. Door through to the Dining Room.

Dining Room. A good sized room having a uPVC double glazed door opening to outside. Panelled door provides access to a useful understairs storage cupboard. Open plan to the Kitchen.

Kitchen. Fitted with a range of modern base and eye level units with woodblock worktops over and inset white ceramic sink unit with mixer tap. Built in oven with four ring gas hob with stainless steel extractor hood over. Integrated dishwasher. Space and plumbing suitable for a washing machine. Ample space for a tall fridge freezer unit. Wall mounted gas central heating boiler. uPVC double glazed windows to the front and side elevation.

First Floor Landing. Panelled door provides access to the Two Bedrooms and Bathroom. Inset spotlights to the ceiling. Staircase rising to the Converted Loft Space.

Bedroom One. A well proportioned double bedroom having a uPVC double glazed window to the front elevation. Useful recess over the stairs.

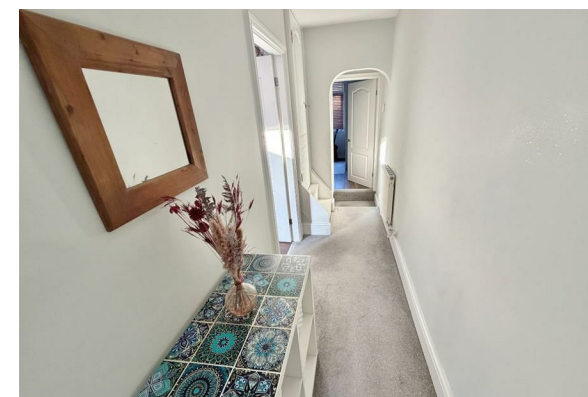
Bedroom Two. Another good double room having a uPVC double glazed window to the rear elevation.

Bathroom. Fitted with a suite comprising of panelled bath. Separate shower cubicle with thermostatic shower. Wash hand basin. WC. Wall mounted polished chrome towel rail radiator. Opaque uPVC double glazed window to the rear elevation.

Converted Loft Space. A really useful addition to the property having velux windows to the front and rear elevation. Additional eaves storage space.

To the rear there is a lovely enclosed courtyard garden.

Always popular houses!



Approx Gross Floor Area = 859 Sq. Feet
= 79.8 Sq. Metres

