



**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

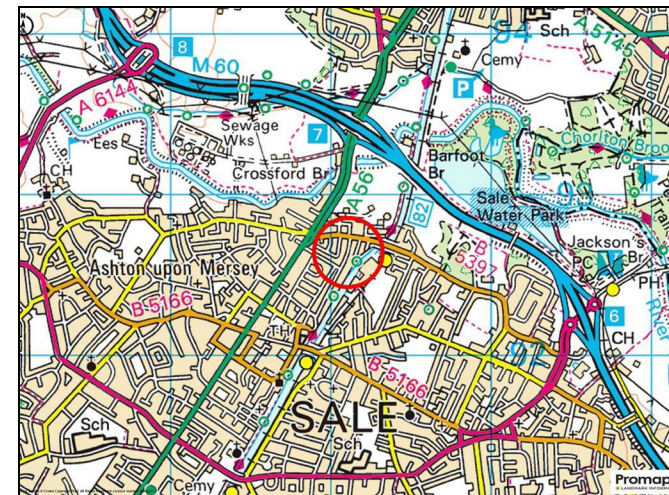
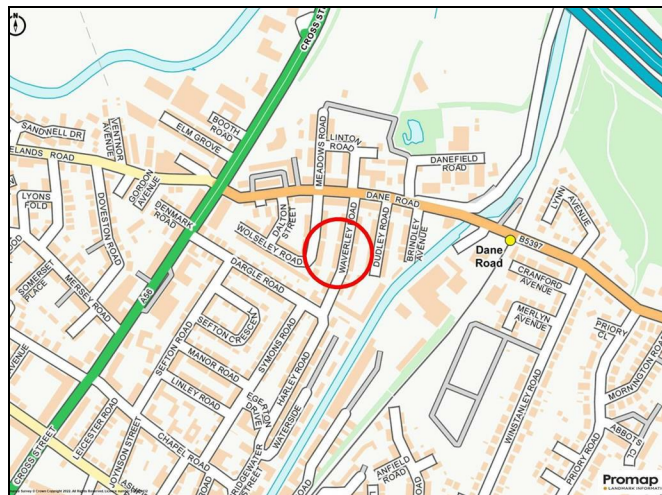


INDEPENDENT ESTATE AGENTS

# location



From our Watersons Sale Office, continue out of the one way system on School Road and take a sharp left onto Sibson Road. Continue to follow the road round onto Springfield Road and at the traffic lights, go straight across onto Ashfield Road. At the traffic lights, turn right onto Cross Street and continue along. Turn right onto Dargle Road and then left onto Waverley and the property will be found on the left hand side.



# 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	Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	82	England & Wales	
			61		

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

# 30 Waverley Road Sale, Cheshire, M33 7AX



**\*\*BEST AND FINAL OFFERS BY 10AM WEDNESDAY 2ND MARCH, PLEASE SEND ALL OFFERS IN WRITING VIA EMAIL. ATTACH PROOF OF FUNDS.\*\* A STYLISH, MUCH UPGRADED AND IMPROVED, TWO DBL BEDROOMED PERIOD TERRACE IDEALLY POSITIONED ON THIS EVER POPULAR ROAD WHICH IS IDEAL FOR METROLINK AND TOWN CENTRE. GOOD SIZED ROOMS THROUGHOUT. IMMACULATE INTERIOR.**

**Hall. Lounge. Dining Room. Kitchen. Two Dbl Bedrooms. Bathroom with Sep Shower. Lovely, enclosed Courtyard Garden.**

**CONTACT SALE 0161 973 6688**

**£300,000**

# in detail



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

In addition to the Accommodation there is a lovely, enclosed Courtyard Garden.

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To the rear, the property enjoys a lovely, enclosed paved Courtyard Garden with raised bed at the back of the Garden.

A wonderful example of its type!



In addition to the Accommodation there is a lovely, enclosed Courtyard Garden.

An internal viewing will reveal:

Entrance Hallway having opaque, double glazed front door with window above. Doors then provide access to the Lounge and Dining Room. Staircase rises to the First Floor.

Lounge. A well-proportioned Reception Room having a double glazed window to the front elevation. Attractive, period fire surround to the chimney breast with tiled hearth. Coved ceiling. Picture rail surround. Opening into the Dining Room.

Dining Room. A really good-sized room having a UPVC double glazed window to the rear elevation. Picture rail surround. Door opens to useful under stairs storage cupboard and a further door opens to the Kitchen.

Stylish Kitchen re-fitted with a range of contemporary, high-gloss finish base and eye-level units with woodblock worktops over and inset one-and-a-half bowl stainless steel sink unit with mixer tap. Built-in, stainless steel fronted electric oven with four ring gas hob. Stainless steel extractor hood over with stainless steel splashback. Ample space for additional freestanding appliances. UPVC double glazed door and window open to the side. Recently replaced gas central heating boiler concealed within one of the cupboards.

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

Bedroom One. A superb, large Double Bedroom having a UPVC double glazed window to the front elevation.

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

A large Bathroom re-fitted with a white suite with chrome fittings comprising of: corner panelled bath, separate, enclosed walk-in shower cubicle with thermostatic shower, low-level WC, pedestal wash hand basin. Opaque, UPVC double glazed window to the rear elevation. Inset spotlights to the ceiling. Part-tiled walls.

Outside to the rear behind the Kitchen there are two useful Storage Outhouses - One with space and plumbing suitable for a washing machine.



Approx Gross Floor Area = 841 Sq. Feet  
= 77.96 Sq. Metres

