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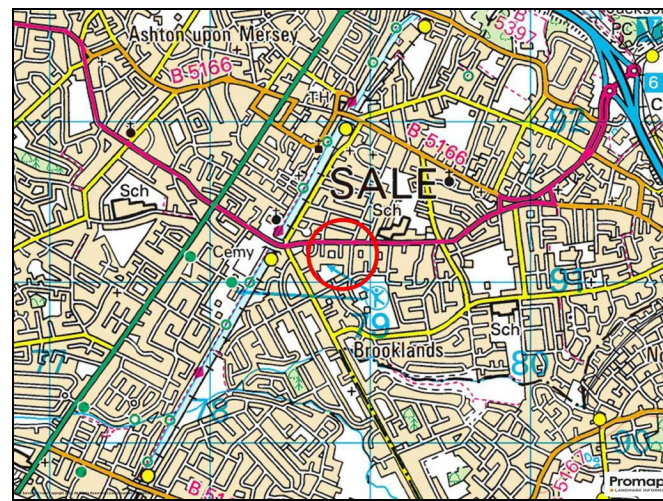
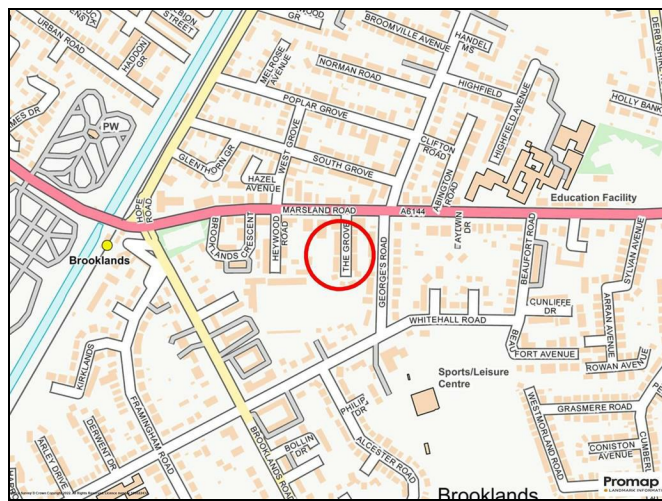


INDEPENDENT ESTATE AGENTS

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, turn right onto School Road which then becomes Northenden Road. After a short distance, turn right onto Hope Road and proceed along. Turn left onto Poplar Grove and the left again onto West Grove. Turn Left at the end of West Grove onto Marsland Road and take the first right turn onto The Grove where the property will be found on the right 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
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			
		49	71
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 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.



INDEPENDENT ESTATE AGENTS

14 The Grove Sale, Cheshire, M33 3WD



A SUPERBLY PROPORTIONED, TWO DBL BEDROOMED, PERIOD END TERRACE WHICH ENJOYS A LOVELY REAR GARDEN. KITCHEN EXTENSION WITH UTILITY + WC. USEFUL CELLAR ROOM. WONDERFUL CUL DE SAC LOCATION IDEAL FOR METROLINK.

Hall. Lounge. Dining Room. Extended Breakfast Kitchen. Utility Room + WC. Cellar. Two DbI Bedrooms. Large Bathroom. Good sized, Private rear Garden. NO CHAIN!

CONTACT SALE 0161 973 6688

£395,000

in detail



A superbly proportioned, much upgraded and extended, Two Double Bedroomed, Period End Terrace which offers over 1200 sqft of Accommodation.

The property has been comprehensively upgraded over the years with extensive re-plastering, extended Kitchen with modern fittings and uPVC double glazing.

The location is ideal, on this ever popular cul de sac which is ideal for the Metrolink, schools including Sale Grammar and local shops just around the corner.

In addition to the Accommodation, there is a delightful, good-sized, Private rear Garden.

An internal viewing will reveal:

Entrance Porch with opaque, double glazed front door with matching window above. Door through to the Entrance Hallway.

Entrance Hall, having a staircase rising to the First Floor. Coved ceiling. Door through to the Lounge.

Lounge. An excellent-sized Reception Room having a wide-angled, uPVC double glazed bay window to the front elevation. Attractive, period, cast iron fire surround to the chimney breast. Coved ceiling. Large opening into the Dining Room.

Dining Room. Another good-sized Reception Room having a uPVC double glazed window to the rear elevation overlooking the Gardens. Coved ceiling. Door provides access down to the Cellars and a further door opens to the Breakfast Kitchen.

Breakfast Kitchen. A large, extended 22' Kitchen, having been fitted with a range of contemporary base and eye-level units with polished chrome handles and worktops over with 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 and stainless steel extractor hood over. Ample space for a tall fridge freezer unit. Space and plumbing suitable for a slimline dishwasher. uPVC double glazed window to the side elevation and a further uPVC double glazed door opens onto the Gardens. Tiled flooring. Door through to the Utility Room.

Utility Room, having a fitted worktop with space and plumbing beneath suitable for a washing machine. Wall-mounted, 'Worcester' gas central heating boiler. Opaque, uPVC double glazed window to the rear elevation. Continuation of the tiled floor. Door through to the Ground Floor WC.

Ground Floor WC fitted with a low-level WC. Wall-hung wash hand basin. Opaque, uPVC double glazed window to the rear elevation. Continuation of the tiled floor.
Cellars

The Cellars consist of One Main Cellar Chamber, providing excellent additional storage space.

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

Bedroom One. A fabulous, large Double Bedroom, having a uPVC double glazed window to the front elevation. Coved ceiling.



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



A large Bathroom, fitted with a white suite with chrome fittings, comprising of: panelled bath, separate enclosed shower cubicle, low-level WC, pedestal wash hand basin. Opaque, uPVC double glazed windows to the rear and side elevation. Tiled floor.

Outside to the front, the property has a paved frontage where the vendor has used to park a car. There is then a gate at the side leading to the rear.



To the rear is a lovely, good-sized paved Garden which is really Private as there are no houses behind.

A wonderful example of its type!



Approx Gross Floor Area = 1285 Sq. Feet
= 119.12 Sq. Metres

