



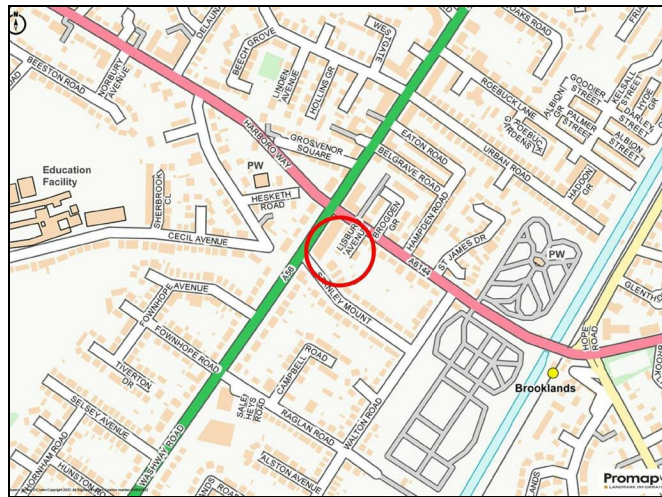
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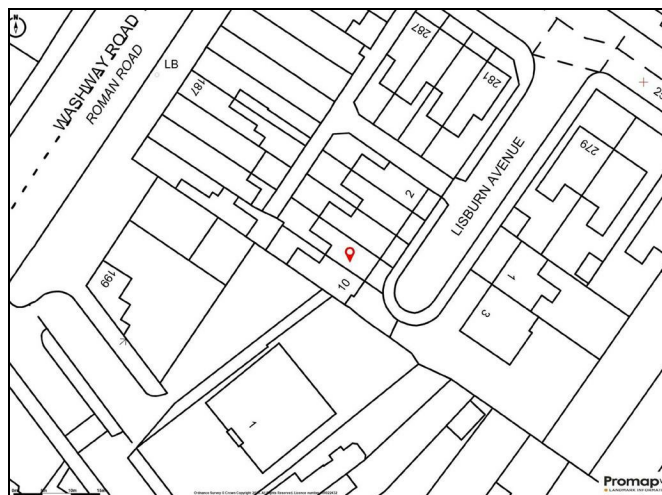


INDEPENDENT ESTATE AGENTS

# location



From our Watersons Sale Office, continue out of the one way system on School Road and take a sharp right onto Sibson Road. At the traffic lights turn left onto Washway Road and continue along for a short distance. At the next set of traffic lights, turn left onto Marsland Road and right right onto Lisburn Avenue where the property will be found on the right hand side.



INDEPENDENT ESTATE AGENTS

# 8 Lisburn Avenue Sale, Cheshire, M33 7UP



**\*\*NO CHAIN!\* A SUPERBLY PROPORTIONED THREE BEDROOMED PERIOD TERRACE WHICH ENJOYS EXCELLENT SIZED ROOMS THROUGHOUT. IDEAL FOR METROLINK AT BROOKLANDS. NEUTRAL RE DECORATION.**

**Hall. Lounge. Dining Room. Kitchen. Rear Hall. WC. Three Bedrooms. Bathroom. Lovely Courtyard Garden.**

**CONTACT SALE 0161 973 6688**

## 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	79	England & Wales	

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.

**£375,000**

# in detail



**\*\*NO CHAIN!\*\***

A superbly-proportioned, Three Bedroomed, bay fronted, Period Terrace which offers excellent-sized rooms throughout.

The property has neutral re-decoration, stripped wooden floors, some lovely fireplaces and modern Kitchen and bathroom fittings.

The location is ideal, being on a small cul de sac, perfect for the Metrolink at Brooklands and within an easy reach of the Town Centre.

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

An internal viewing will reveal:

Recess Porch with step-up to an opaque, leaded, panelled front door.

Entrance Hallway having a staircase rising to the First Floor. Coved ceiling. Panelled door through to the Dining Room.

Lounge. A well-proportioned Reception Room having a wide, three-section, double glazed bay window to the front elevation. Attractive fireplace feature to the front elevation. Attractive fireplace feature to the chimney breast. Stripped wooden floors. Coved ceiling. Picture rail surround. Dado rail. Door through to the Dining Room.

Dining Room. Another good-sized Reception Room having a uPVC double glazed window to the rear elevation with angled window above. Attractive fireplace feature to the chimney breast. Stripped wooden floors. Picture rail surround. Door through to the Kitchen.

The Kitchen is fitted with a range of modern base and eye-level units with chrome 'T' bar handles and worktops over with inset one-and-a-half bowl sink unit with mixer tap. Built-in double oven with four ring gas hob and extractor hood over. ample space for additional freestanding appliances. Tiled floor. uPVC double glazed window to the side elevation. Folding door opens to a useful, walk-in under stairs storage cupboards and a further door to the rear Hall.

Rear Hallway having an opaque, leaded, panelled door opening to the rear Courtyard. Door to the Ground Floor WC. Tiled floor.

Ground Floor WC fitted with a low-level WC. Pedestal wash hand basin. Opaque, uPVC double glazed window to the side and rear elevation. Continuation of the tiled floor. Wall-mounted, 'Worcester' gas central heating boiler.

First Floor Landing having a spindled balustrade to the return of the staircase opening. Panelled doors then open to the Three Bedrooms and Bathroom. Skylight window. Loft access point.



Bedroom One. A superb, large Double Bedroom having two, uPVC double glazed windows to the front elevation.

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

Bedroom Three having a uPVC double glazed window to the rear elevation. Additional, small, uPVC double glazed window to the side.

The Bathroom is fitted with a modern white suite with chrome fittings comprising of: double-ended, panelled bath with central chrome mixer taps and thermostatic shower over with fitted shower screen, wall-hung wash hand basin, low-level WC. Wall-mounted, heated, polished chrome towel rail. Part-tiled walls. Tiled floor. Inset spotlights to the ceiling.

Outside to the rear, the property enjoys an enclosed, paved and gravelled Courtyard Garden.

An excellent sized terrace with no onward chain!



Approx Gross Floor Area = 1042 Sq. Feet  
= 96.8 Sq. Metres

