



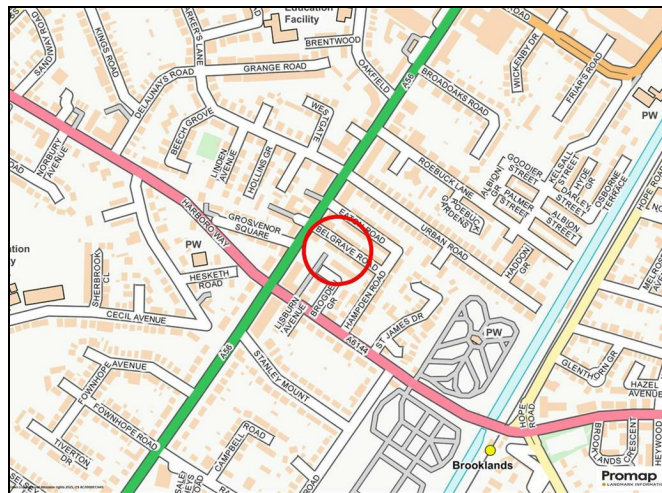
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INDEPENDENT ESTATE AGENTS

# 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			
		83	54
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.



INDEPENDENT ESTATE AGENTS

# 12 Belgrave Road Sale, M33 7UA



**\*\*NO CHAIN!!\*\* A SUPERB TWO BEDROOMED PERIOD END TERRACE LOCATED WALKING DISTANCE OF THE TOWN CENTRE + METROLINK. LOVELY PRIVATE WALLED COURTYARD. GOOD SIZED ROOMS. RE FITTED BATHROOM.**

**Hall. Lounge. Dining room. Kitchen. Two Dbl Bedrooms. Bathroom. Rear Courtyard.**

**CONTACT SALE 0161 973 6688**

**£285,000**

# in detail



A well proportioned Two Bedroomed Period End Terraced property located in this most convenient neighbourhood within an easy reach of the Town Centre and the Metrolink at both Brooklands and Sale Station.

The property has good sized rooms throughout, re decoration and a re fitted bathroom.

Externally to the rear there is a lovely walled Courtyard.

Comprising:

Entrance Porch, having an opaque, panelled front door with window above. Door through to the Dining Room.

Dining Room. A good-sized Reception Room, having a uPVC double glazed window to the front elevation. Fire surround to the chimney breast. Coved ceiling. Access to the stairs rising to the First Floor and door through to the Lounge.

Lounge. A well-proportioned Reception Room, having a uPVC double glazed window to the rear elevation. Fire surround to the chimney breast. Built-in, full height cupboard to one of the alcoves. Opening provides access to useful understairs storage cupboard and a door through to the Kitchen.

The Kitchen is fitted with a range of base units with worktops over and inset stainless steel sink unit with mixer tap. Ample space for a range of freestanding appliances.

First Floor Landing, having doors providing access to the Two Double Bedrooms.

Bedroom One. A superb, large Double Bedroom, having a uPVC double glazed window to the rear elevation. Door provides access to a useful wardrobe cupboard above the stairwell which also houses the gas central heating boiler. Door provides access to the Bathroom.

The Bathroom has been re-fitted with a period-style white suite with chrome fittings comprising of deep panelled bath with thermostatic shower over and fitted glass shower screen, vanity sink unit and WC. Wall-mounted, heated, polished chrome towel rail radiator. Opaque, uPVC double glazed window to the rear elevation.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the front elevation. Built-in wardrobe.

Outside to the rear there is a lovely walled courtyard.

Always a popular place to live!

- FREEHOLD  
- COUNCIL TAX BAND - B



Approx Gross Floor Area = 803 Sq. Feet  
= 74.6 Sq. Metres

