



**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  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

3 Harcourt Road  
Sale, M33 6PD



Offers Over £415,000

[www.watersons.net](http://www.watersons.net)

[www.watersons.net](http://www.watersons.net)





**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

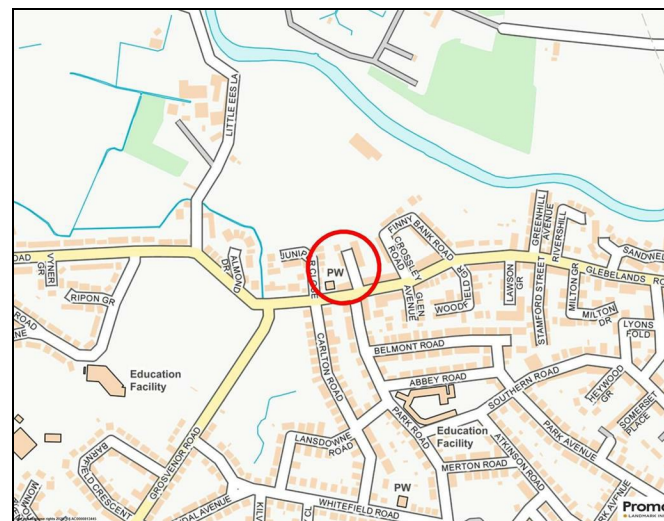
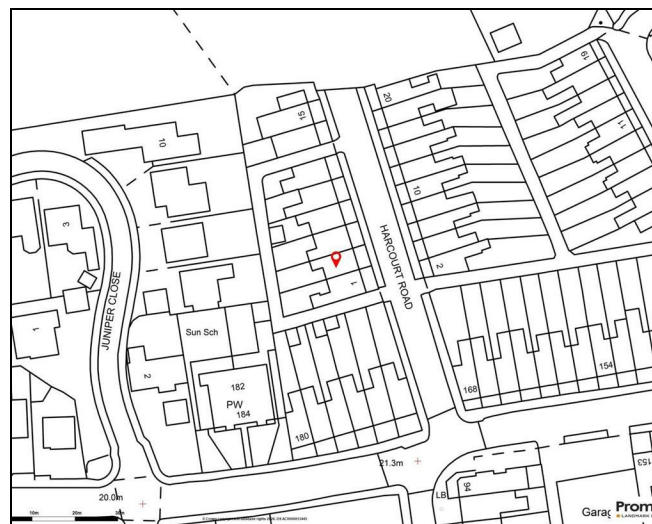
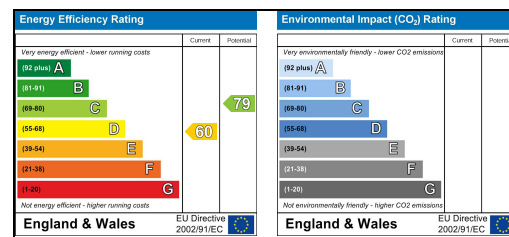


INDEPENDENT ESTATE AGENTS



## energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# Overview

AN IMPRESSIVE, COMPREHENSIVELY UPGRADED AND IMPROVED, THREE BEDROOMED PERIOD TERRACE LOCATED ON THIS VERY DESIRABLE ROAD IDEAL FOR TOWN CENTRE + PARK ROAD PRIMARY SCHOOL. IMMACULATE MODERN INTERIOR. PRIVATE WEST FACING GARDEN.

Hall. Lounge. Open plan Dining Room + Kitchen. Utility/Study. Three Bedrooms. Bathroom. Enclosed rear Garden. ALWAYS POPULAR!

CONTACT SALE 0161 973 6688



**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.

# in detail

An impressive, comprehensively upgraded and improved, Three Bedroomed Period Terrace which offers excellent sized rooms throughout.

The location is fantastic, being on a small cul de sac close to Ashton Park and several of the popular Schools including Park Road Primary.

Internally the property has been tastefully refurbished with neutral re decoration and Contemporary kitchen and bathroom fittings.

In addition to the accommodation there is a lovely private west rear garden with composite decked patio.

An internal viewing will reveal:

Entrance Hall, having a spindled staircase rising to the First Floor. Tiled floor. Coved ceiling. Picture rail surround. Panelled doors then open to the Lounge and Dining Room.

Lounge. A well-proportioned Reception Room, having a wide-angled, three section bay window with uPVC double glazed windows and attractive Plantation shutters. Stripped wooden floor. Attractive, period fire surround to the chimney breast with cast iron wood burning stove. Coved ceiling. Picture rail surround.

Dining Room. Another excellent-sized Reception Room, having a set of uPVC double glazed French doors opening up onto the rear Garden. Exposed brick chimney breast feature. Open Plan to the Kitchen. Door through to the Utility Room/Study.

Utility Room/Study. uPVC double glazed window to the side elevation. Wall-mounted gas central heating boiler.

The Kitchen is fitted with a range of modern base and eye-level units with worktops over and inset sink unit with mixer tap. Built-in, stainless steel fronted electric oven with four ring gas hob and extractor hood over. uPVC double glazed window to the rear elevation overlooking the Gardens.

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

Bedroom One. An excellent-sized Double Bedroom, having a uPVC double glazed window to the front elevation. Period, cast-iron fire surround to the chimney breast. Built in wardrobe to one of the alcoves.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the rear elevation overlooking the gardens. Cast-iron fire surround to the chimney breast.

Bedroom Three, having a uPVC double glazed window to the front elevation.

Bathroom, fitted with a suite and comprises of tiled panelled bath with shower over and fitted shower screen. WC. Wash hand basin. Opaque, uPVC double glazed window to the rear elevation. Wall-mounted Period style heated towel rail radiator.

Outside to the rear, the property enjoys a lovely enclosed lawned Garden with composite decked patio leading to the main area of lawn with borders surrounding.

Always a popular place to live!

- Freehold
- Council Tax Band - B

Approx Gross Floor Area = 913 Sq. Feet  
= 84.9 Sq. Metres

