



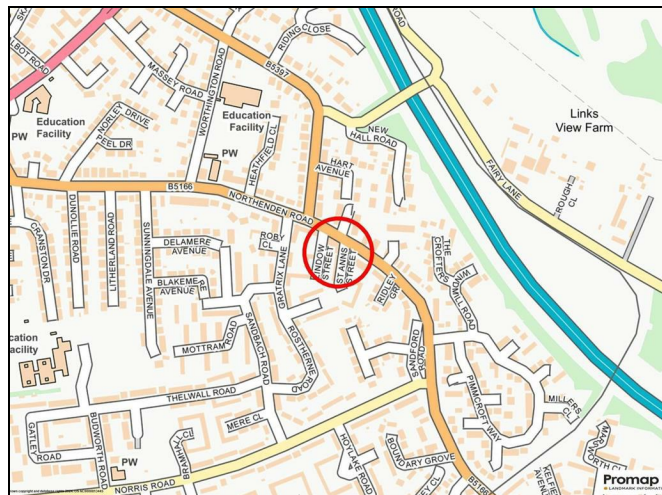
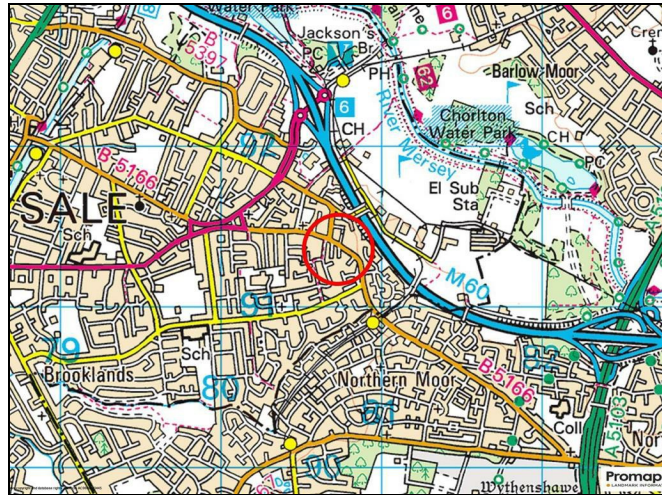
**HALE OFFICE:**  
 212 ASHLEY ROAD, HALE,  
 CHESHIRE WA15 9SN  
 TEL: 0161 941 6633  
 FAX: 0161 941 6622  
 Email: hale@watersons.net

**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



## 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			
England & Wales	EU Directive 2002/91/EC	84	57

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 the 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

# 4 St. Anns Street Sale, M33 2NT



**A SUPERB, COMPREHENSIVELY UPGRADED AND IMPROVED, TWO BEDROOMED PERIOD END TERRACE IDEALLY POSITIONED ON THIS POPULAR CUL DE SAC. IDEAL FOR SALE MOOR VILLAGE AND LOCAL SCHOOLS. CONTEMPORARY KITCHEN AND BATHROOM FITTINGS.**

**Vestibule. 17' Lounge. Breakfast Kitchen. Two Double Bedrooms. Shower room. Walled Courtyard.**

**CONTACT SALE 0161 973 6688**

**£270,000**

# in detail



An excellent-sized Two Bedroomed Period Terrace which has been comprehensively upgraded and improved throughout.

The property is located on this popular cul de sac close to Sale Moor Village, and also very convenient for the Metrolink Station located close by on Sale Road.

Internally there is neutral re-decoration, contemporary Kitchen and Bathroom fittings, UPVC double glazing and gas central heating.

An internal viewing will reveal:

Entrance Vestibule having an opaque, UPVC double glazed front door. Multi-paned, panelled inner door through to the Lounge.

Lounge. An excellent-sized Reception Room having a UPVC double glazed window to the front elevation with lovely Plantation shutters. Attractive, modern fireplace feature to the chimney breast. Stripped wooden floors. Door through to the Breakfast Kitchen.

Breakfast Kitchen. Re fitted with an extensive range of handleless base and eye-level units with woodblock worktops over and inset sink unit with mixer tap. Built in stainless steel fronted double oven set within the hollowed out chimney breast with gas hob over and extractor. Space for a tall fridge freezer unit. Integrated dishwasher. UPVC double glazed window to the rear elevation and a UPVC double glazed door opens to the rear. Really useful fixed woodblock table with bench seating. Door conceals to the stairs which rise to the First Floor.

First Floor Landing having doors which provide access to the Two Bedroom and Bathroom. Loft access point.

Bedroom One. A well proportioned Double Bedroom having two, UPVC double glazed windows to the front elevation.



Exposed brick chimney breast feature.

Bedroom Two. Another good-sized Double Bedroom having a UPVC double glazed window to the rear elevation. Built in wardrobes across one wall with sliding doors – one side the current vendors have space and plumbing for a washing machine and tumble dryer. Further useful storage shelving over the stairs.

Shower room, re fitted with a Contemporary white suite with chrome fittings and comprises of: Enclosed shower cubicle with thermostatic shower and Crittall style shower screen. WC. Twin draw vanity sink unit. Wall mounted heated towel rail radiator. Opaque, uPVC double glazed window to the side elevation.

Outside, to the rear the property enjoys a walled courtyard.

Always popular houses!

Approx Gross Floor Area = 711 Sq. Feet  
= 66.05 Sq. Metres

