



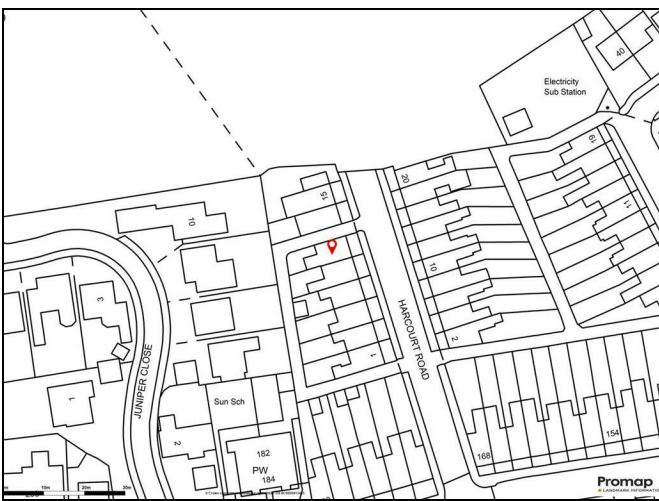
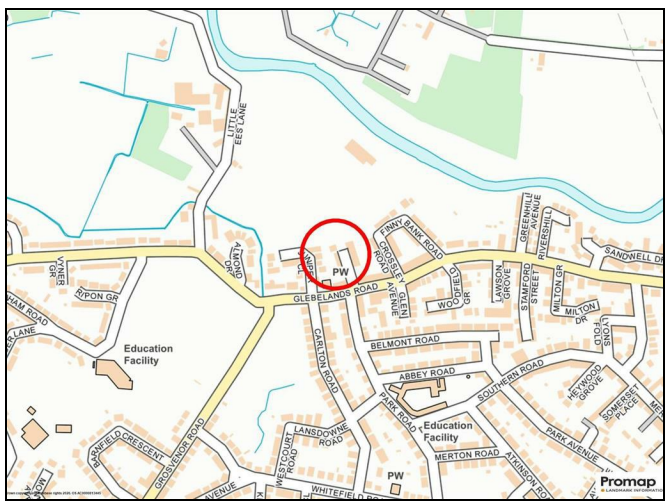
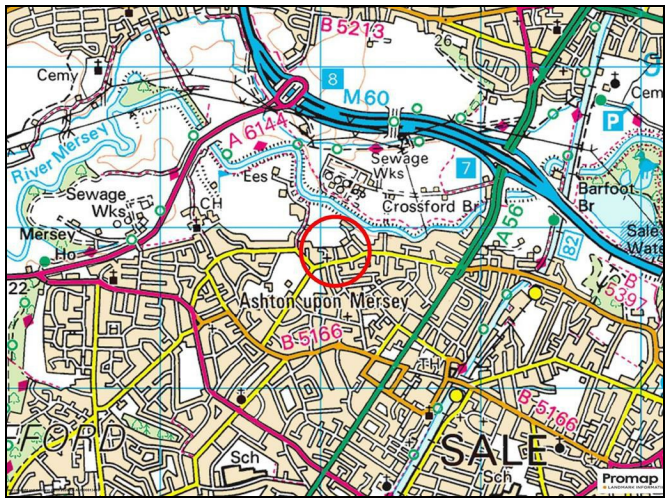
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INDEPENDENT ESTATE AGENTS

# 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | 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.



INDEPENDENT ESTATE AGENTS

# 11 Harcourt Road Sale, M33 6PD



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

Hall. Lounge. Dining Room. Extended Kitchen. Three Bedrooms. Bathroom. Enclosed rear Garden. ALWAYS POPULAR!

CONTACT SALE 0161 973 6688

£420,000



# in detail



A Fabulous, comprehensively upgraded and extended, Three Bedroomed Period End 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, the kitchen having been made larger than normal with an extension.

In addition to the accommodation there is a lovely private west rear garden.

An internal viewing will reveal:

Entrance Hall. Having an opaque uPVC double glazed front door with window above. Staircase rises to the First Floor. Doors then provide access to the useful understairs storage cupboard, Lounge, Dining Room and Kitchen. Coved ceiling. Picture rail surround.

Lounge. A well proportioned reception room having a wide angled three section bay window to the front elevation. Hollowed out exposed brick chimney breast feature. Coved ceiling. Picture rail surround.

Dining Room. Another good sized reception room having a set of uPVC double glazed French door opening up to the rear garden. Fireplace feature to the chimney breast. Coved ceiling. Inset spotlights.

Kitchen. An excellent sized extended Kitchen fitted with an extensive range of modern base and eye level units with worktops over and inset stainless steel sink unit with mixer tap. Built in electric oven with five ring gas hob and extractor hood over. Further integrated appliances include fridge freezer and slim line dishwasher. Integrated microwave oven. Worcester gas central heating boiler concealed within one of the cupboards. Inset spotlights to the ceiling. uPVC double glazed window to the side elevation and a set of uPVC double glazed French door opening to the rear garden.

First Floor Landing. Having a spindle balustrade to return the staircase opening. Doors then provide access to the Three Bedrooms and Bathroom. Wide loft access point with pulldown ladder. The loft has been floored and provides excellent additional storage space.

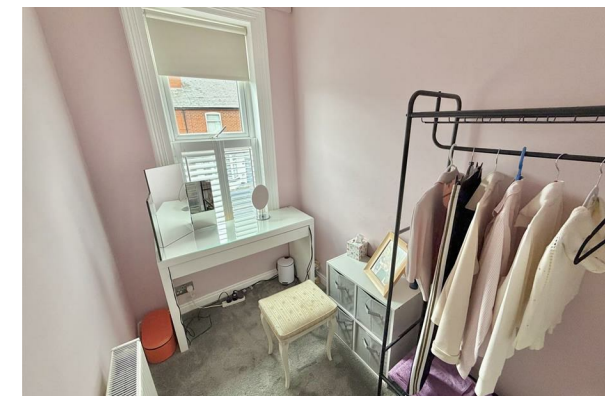
Bedroom One. An excellent sized double bedroom having a uPVC double glazed window to the rear elevation overlooking the Gardens.

Bedroom Two. Another good sized double room having a uPVC double glazed window to the front elevation.



Bedroom Three. Having a uPVC double glazed window to the front elevation with half height plantation shutter.

Bathroom. A stylish bathroom fitted with a contemporary suite with chrome fittings comprising of tiled panelled bath with thermostatic shower over and fitted glass shower screen. Wall hung twin drawer vanity sink unit. WC. Tiled floor. Tiled walls. Opaque uPVC double glazed window to the rear elevation. Inset spotlights.



To the rear the property enjoys a lawned garden with patio area and established borders surrounding.

Always a popular place to live!

- Freehold
- Council Tax Band B

Approx Gross Floor Area = 935 Sq. Feet  
= 86.7 Sq. Metres

