



**HALE OFFICE:**  
212 ASHLEY ROAD, HALE,  
CHESHIRE WA15 9SN  
TEL: 0161 941 6633  
FAX: 0161 941 6622

Email: hale@watersons.net

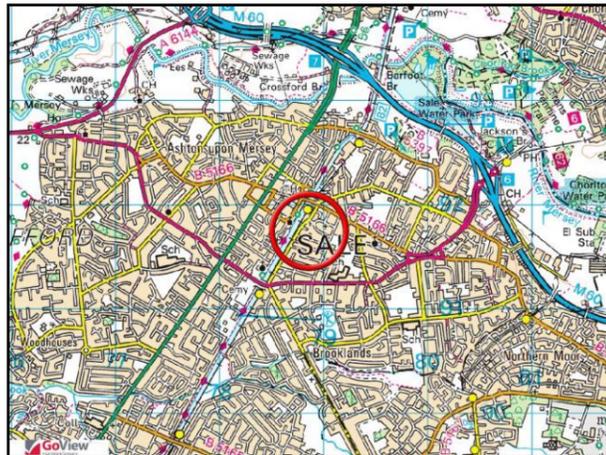
**SALE OFFICE:**  
91-93 SCHOOL ROAD, SALE,  
CHESHIRE M33 7XA  
TEL: 0161 973 6688  
FAX: 0161 976 3355

Email: sale@watersons.net



INDEPENDENT ESTATE AGENTS

# location



From our Watersons Sale Office, continue out of the one way system on School Road and take a sharp left onto Sibson Road. Continue to follow the road round onto Springfield Road and at the traffic lights turn right back onto School Road which quickly becomes Northenden Road. Immediately after you have passed the Sale Metrolink Station on your right turn right onto Hope Road. After a short distance turn left onto Seymour Grove and the property will be found on the right hand side.



INDEPENDENT ESTATE AGENTS

# 28 Seymour Grove Sale, M33 3AD



**A SUPERB TWO BEDROOMED PERIOD TERRACE IDEALLY POSITIONED ON THIS LOVELY COBBLED CUL DE SAC IDEAL FOR TOWN CENTRE/METROLINK.**

Dining Room. Lounge. 13' Kitchen. Two Bedrooms. Bathroom. NO CHAIN! Energy Rating: D

CONTACT SALE 0161 973 6688

*“ Would be a perfect First Time Buy or Buy to Let! ”*

## 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 Rating                         |   | Current                 | Potential |    |
|---|---|-------------------------|-----------|---|---|-------------------------|-----------|----|
| Very energy efficient – lower running costs | A |                         |           | Very environmentally friendly – lower CO2 emissions | A |                         |           |    |
|   | B |                         |           |   | B |                         |           |    |
|   | C |                         |           |   | C |                         |           |    |
|   | D |                         |           |   | D |                         |           |    |
|   | E |                         |           |   | E |                         |           |    |
|   | F |                         |           |   | F |                         |           |    |
|   | G |                         |           | Not environmentally friendly – higher CO2 emissions | G |                         |           |    |
| Not energy efficient – higher running costs |   |                         |           | Not environmentally friendly – higher CO2 emissions |   |                         |           |    |
| England & Wales                             |   | EU Directive 2002/91/EC |           | England & Wales                                     |   | EU Directive 2002/91/EC |           |    |
|   |   |                         | 63        | 66  |   |                         | 57        | 60 |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

**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.

**£185,000**

# in detail



A superb, Two Bedroomed Period Terrace which is located on this lovely cobbled cul de sac.

The location is so convenient being within a short distance to the Town Centre and Metrolink.



Internally there is neutral re-decoration and modern Kitchen and Bathroom fittings. There are Two Reception Rooms with large opening in between. 13' Kitchen. Two Bedrooms to the First Floor and Bathroom.

An internal viewing will reveal:

## The accommodation

12'3" x 11'9" Dining Room having a panelled front door. Leaded window to the front. Staircase rises to the First Floor. Part-hollowed-out chimney breast. Opening into the Lounge.

11'10" x 10' Lounge. Another good-sized room having a window to the rear. Door through to the Kitchen.

13'5" x 6'4" Kitchen fitted with a range of modern base and eye-level units with worktops over and inset, stainless steel sink unit with mixer tap. Ample space for freestanding appliances. UPVC double glazed window to the side. UPVC double glazed door opens to Outside. Wall-mounted, gas central heating boiler.

First Floor Landing having doors opening to the Two Bedrooms and Bathroom.

11'9" x 8'9" Bedroom One having a leaded window to the front.

11'10" x 6'7" Bedroom Two. Another good-sized Bedroom having a window to the rear.

Bathroom fitted with a modern white suite with chrome fittings comprising of: panelled bath with shower mixer attachment and fitted shower screen, low-level WC, pedestal wash hand basin. Part-tiled walls.

## Outside

Outside there is a small walled Courtyard.

Would be a perfect First Time Buy or Buy to Let!



Approx Gross Floor Area = 588 Sq. Feet  
= 54.51 Sq. Metres

