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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/ B5166. Continue along the B5166 for 0.9 miles and then turn right to stay on the B5166. Turn right again at the 1st cross street onto Baguley Road/ A6144 and then continue straight onto Northenden Road/ B5166. Proceed along Northenden Road/ B5166 for 1.6 miles. The B5166 turns slightly left and becomes Wythenshawe Road/ B5167. Turn left to merge onto Princess Parkway/ A5103 towards the M61/ M62/ M60/ Ring Road (W & N) Leeds/ Bolton/ Manchester and continue to follow the A5103 for 2.2 miles. Turn right onto Whitchurch Road and proceed along for 0.6 miles. Turn left onto Burton Road and then turn left onto Old Moat Lane. At the roundabout, continue straight onto Yew Tree Road and the property will be found on the right hand side.



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right).

To follow



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

291 Yew Tree Road Manchester, M20 3FP



AN IMPRESSIVE LARGE PERIOD, DOUBLE HEIGHT BAY, THREE BEDROOMED END TERRACE IDEALLY LOCATED CLOSE TO WITHINGTON CENTRE. GOOD SIZED ROOMS THROUGHOUT.

Hall. Lounge. Dining Room. Kitchen. Three Bedrooms. Bathroom. Rear Courtyard.

“ A good-sized house! ”

£225,000



An impressive, large, Period, double height bay fronted, Three Bedroom Period End Terrace offering over 900 sqft of Accommodation.

The location is very convenient being within an easy reach of Withington Centre and several of the Local Schools.



Internally there are good-sized rooms throughout including Two Separate Reception Rooms and an impressive 14'10" Bedroom One.

In addition to the Accommodation there is a deep paved frontage and an enclosed rear Courtyard.

An internal viewing will reveal:

The accommodation

Entrance Porch having an opaque, UPVC double glazed front door. Glazed inner door through to the Entrance Hall.

Entrance Hall having doors opening to the Lounge and Dining Room. Staircase rises to the First Floor. Coved ceiling.

14'11" (into bay) x 10'10" Lounge. An excellent-sized Reception Room having a wide-angled, three-section, UPVC double glazed bay window to the front elevation. Coved ceiling.

12' x 11'10" Dining Room. Another good-sized Reception Room having a UPVC double glazed window to the rear elevation. Fire surround to the chimney breast. Door opens to useful under stairs storage cupboard and a further door opens to the Kitchen.

12'6" x 8'4" good-sized Kitchen fitted with a range of modern base and eye-level units with chrome 'T' bar handles and worktops over with inset one-and-a-half bowl stainless steel sink unit with mixer tap. Built-in, stainless steel fronted electric oven with four ring gas hob and stainless steel extractor hood over. Ample space for additional freestanding appliances. Wall-mounted, 'Worcester' gas central heating boiler. UPVC double glazed windows to the rear and side elevation and a UPVC double glazed door opens to the Courtyard.

First Floor Landing having a spindled balustrade to the return of the staircase opening. Doors then provide access to the Three Bedrooms and Bathroom.

15'1" (into bay) x 14'10" Bedroom One. A wonderful, large Double Bedroom having a wide-angled, three-section, UPVC double glazed window to the front elevation. Additional UPVC double glazed window to the front.

12' x 9'3" Bedroom Two. Another good-sized Bedroom having a UPVC double glazed window to the rear elevation.

8'4" x 6" (plus door recess opening) Bedroom Three having a UPVC double glazed window to the rear elevation.



The Bathroom is fitted with a suite comprising of: panelled bath with electric shower over and fitted glass shower screen, low-level WC, pedestal wash hand basin. Tiled walls. Opaque, UPVC double glazed window to the side. Wall-mounted, heated chrome towel rail.

Outside

Outside, to the front there is a deep paved frontage whilst to the rear there is an enclosed Courtyard.

A good-sized house!

Approx Gross Floor Area = 959 Sq. Feet
= 88.90 Sq. Metres

