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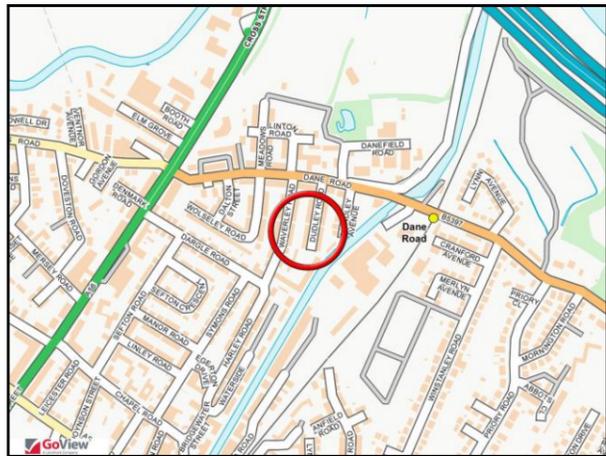


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, continue out of the one way system on School Road and take a sharp right onto Sibson Road. At the traffic lights, go straight across Washway Road and straight onto Oaklands Drive. Continue to follow the one way system round onto Cranleigh Drive and at the bottom turn right onto Ashton Lane. At the next set of traffic lights, turn left onto Washway Road and continue along for 0.5 miles. Turn right onto Dane Road and continue along for 0.2 miles. Turn right onto Waverley Road and then turn left. The property will be found on the left 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).

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient – higher running costs			
England & Wales		71	75

Environmental Impact Rating		Current	Potential
Very environmentally friendly – lower CO2 emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly – higher CO2 emissions			
England & Wales		72	77

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.



INDEPENDENT ESTATE AGENTS

30 Dudley Road Sale, M33 7BB



A WELL PROPORTIONED TWO BEDROOMED PERIOD TERRACE IDEALLY POSITIONED ON THIS EVER POPULAR CUL DE SAC WHICH IS IDEAL FOR METROLINK AND TOWN CENTRE. GOOD SIZED ROOMS THROUGHOUT. LOVELY PAVED REAR GARDEN.

Lounge. Superb Open Plan Dining Room and Kitchen. Two Bedrooms. Bathroom. Great paved rear Garden. Storage Outhouse. Energy Rating: C

“ Always popular houses! ”

£229,950

in detail



A well-proportioned, Two Bedroomed, Period Terrace positioned on this popular cul de sac.

Internally the property has modern Kitchen and Bathroom fittings and neutral re-decoration.



The location is so convenient being within an easy reach of the Town Centre and the Metrolink at both Dane Road and Sale Station.

In addition to the Accommodation there is a really good-sized, paved Garden and Storage Outhouse.

An internal viewing will reveal:

The accommodation

Recess Porch with glazed panelled front door with leaded window above.

11'11" x 11'3" Lounge. A well-proportioned Reception Room having a UPVC double glazed window to the front elevation. Attractive fireplace feature to the chimney breast. Coved ceiling. Door through to the Dining Kitchen.

17'1" (max) x 12' wonderful, large Open Plan Dining Kitchen with plenty of pace for a dining table. The Kitchen itself is fitted with a range of contemporary base and eye-level units with worktops over and inset stainless steel sink unit with spray tap. Built-in, stainless steel fronted electric oven with four ring gas hob and stainless steel extractor hood over. Ample space for a range of freestanding appliances. Spindled staircase rises to the First Floor. Window to the rear elevation. Multi-paned door opens to the rear Porch.

Rear Porch having a UPVC double glazed window to the rear.

First Floor Landing having doors providing access to the Two Bedrooms and Bathroom. Loft access point. The gas central heating boiler is located within the loft.

12' x 11'3" Bedroom One. An excellent-sized Double Bedroom having a UPVC double glazed window to the front elevation. Built-in wardrobe cupboard.

11'5" x 5'10" Bedroom Two. Another good-sized Bedroom having a UPVC double glazed window to the rear elevation. Built-in wardrobe cupboard.

7'10" x 5'7" stylish Bathroom fitted with a contemporary white suite with chrome fittings comprising of: panelled bath with shower mixer attachment and fitted glass shower screen, low-level WC, pedestal wash hand basin. Wall-mounted, heated chrome towel rail. Part-tiled walls. Inset spotlights to the ceiling. Opaque, UPVC double glazed window to the rear elevation.



Outside

To the rear the property enjoys a lovely, excellent sized paved rear garden. Useful storage outhouse.

Always popular houses!

Approx Gross Floor Area = 651 Sq. Feet
= 60.35 Sq. Metres

