



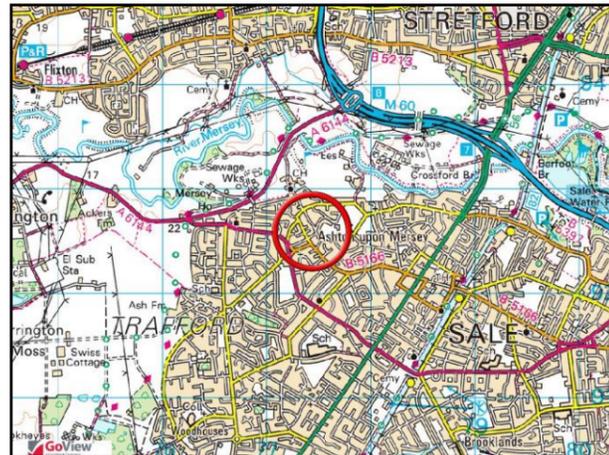
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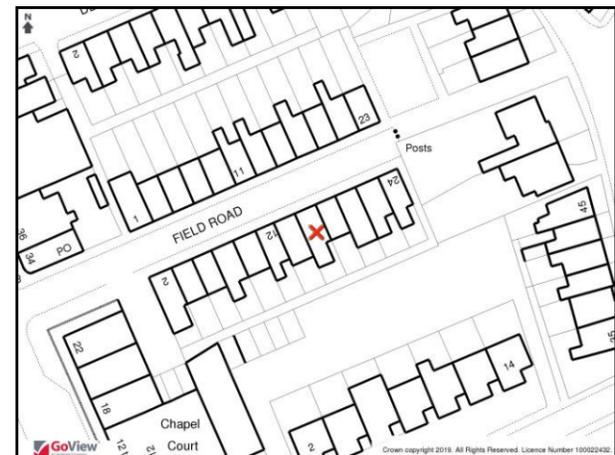
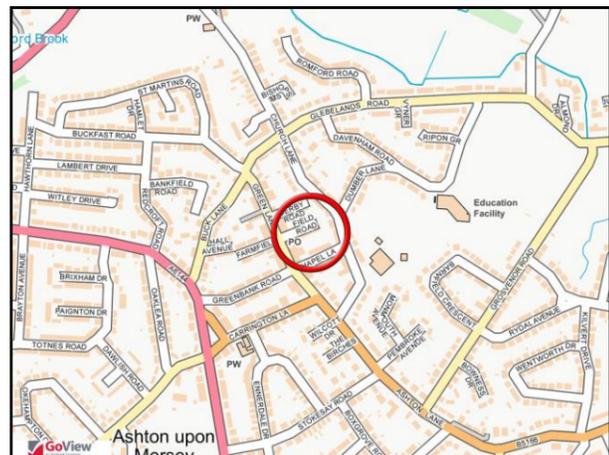


INDEPENDENT ESTATE AGENTS

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 road round onto Cranleigh Drive and at the bottom turn left onto Ashton Lane. Continue along for sometime being sure to continue onto Green Lane. Eventually, turn right onto Field Road and the property will be found on the left hand side.



16 Field Road Sale, M33 5PQ



A BEAUTIFUL TWO BEDROOMED TERRACE WHICH HAS BEEN COMPREHENSIVELY REFUBISHED THROUGHOUT. STYLISHMODERN INTERIOR. RE FITTED KITCHEN AND BATHROOM. IDEAL LOCATION WITHIN ASHTON ON MERSEY VILLAGE.

Lounge. Kitchen. Ground Floor WC. Dining Room with vaulted ceiling, Velux and French doors. Two Bedrooms. Contemporary Bathroom. Private rear Courtyard. Energy Rating: E

“ An immaculate property! ”

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	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient – higher running costs			
		45	79
England & Wales		EU Directive 2002/91/EC	

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.

Environmental Impact Rating		Current	Potential
Very environmentally friendly – lower CO2 emissions			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not environmentally friendly – higher CO2 emissions			
		43	79
England & Wales		EU Directive 2002/91/EC	

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.

£210,000

in detail



A beautiful, Two Bedroomed Terrace which has been comprehensively refurbished throughout.

Superb modern interior, re-fitted Kitchen and Bathroom and neutral re-decoration.



Ideal location at the end of a popular cul de sac within the middle of Ashton on Mersey Village.

In addition to the Accommodation there is a Private rear Courtyard Garden.

An internal viewing will reveal:

The accommodation

13'5" x 11'10" Lounge. A well-proportioned Reception Room having a UPVC double glazed window to the front elevation. Attractive fireplace feature to the chimney breast with woodburning cast iron stove. Coved ceiling. Door through to the Inner Vestibule.

Inner vestibule having a staircase rising to the First Floor. Opening into the Kitchen.

13'4" x 6'8" lovely Kitchen recently re-fitted with a range of base and eye-level units with worktops over and inset stainless steel sink unit with mixer tap. Built-in electric oven with four ring ceramic hob and stainless steel extractor hood over. Ample space for additional appliances. Leaded and stained window to the rear elevation. Door through to the Ground Floor WC. Large opening into the Dining Room.

Ground Floor WC fitted with a low-level WC. Space-saver vanity sink unit. Tiled floor.

11'2" x 9' Dining Room. A superb addition to the property having a vaulted ceiling with Velux window and a set of UPVC double glazed French doors opening onto the rear Courtyard.

First Floor Landing having doors opening to the Two Bedrooms.

13'4" x 12' Bedroom One. An excellent-sized Double Bedroom having a UPVC double glazed window to the front elevation. Stripped wooden floors. Door through to the Bathroom.

9'10" x 6'1" stylish Bathroom recently re-fitted with a contemporary white suite with chrome fittings comprising of: panelled bath with electric shower over, low-level WC, vanity sink unit, wall-mounted, heated chrome towel rail. Opaque, UPVC double glazed window to the rear elevation. Part-tiled walls. Loft access point.

8'8" x 6'9" Bedroom Two having a UPVC double glazed window to the rear elevation. Wall-mounted, ideal, gas central heating combination boiler (installed



(circa. 2016).



Outside

Outside to the rear, the property enjoys a lovely walled Courtyard Garden and a useful storage Outhouse.

An immaculate property!

Approx Gross Floor Area = 702 Sq. Feet
= 65.08 Sq. Metres

