



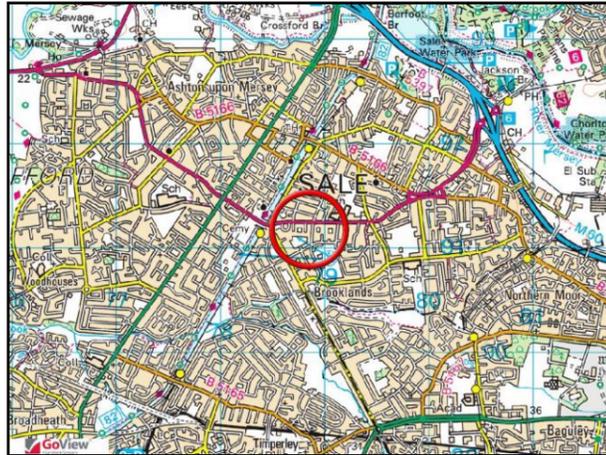
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

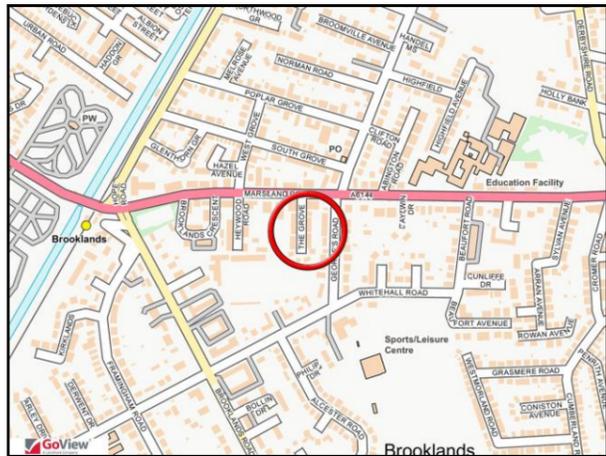


INDEPENDENT ESTATE AGENTS

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 onto School Road which then becomes Northenden Road. After a short distance, turn right onto Hope Road and proceed along. Turn left onto Poplar Grove and the left again onto West Grove. Turn Left at the end of West Grove onto Marsland Road and take the first right turn onto The Grove where 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).

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.



INDEPENDENT ESTATE AGENTS

15 The Grove Sale, M33 3WD



AN EXCELLENT SIZED TWO DBL BEDROOMED PERIOD END TERRACE WHICH ENJOYS A LOVELY REAR GARDEN, AND USEFUL CELLAR ROOM. WONDERFUL CUL DE SAC LOCATION IDEAL FOR METROLINK.

Hall. Lounge. Dining Room. Kitchen. Cellar. Two Dbl Bedrooms. Bathroom. Private rear Garden.

“ *Such a convenient location!* ”

£269,950

in detail



An excellent-sized, Two Double Bedroomed, End Period Terrace which offers approaching 1000 sqft of Accommodation.

The location is ideal on this ever popular cul de sac which is ideal for the Metrolink, Schools including Sale Grammar and Local Shops just around the corner.



Internally there are good-sized rooms throughout including Two Separate Reception Rooms, useful Cellar and Two great Bedrooms including a 14'6" Bedroom One.

In addition to the Accommodation there is an enclosed Courtyard leading to a delightful, Private rear Garden.

An internal viewing will reveal:

The accommodation

Entrance Hall having an opaque, UPVC double glazed front door with arched window above. Staircase rising to the First Floor. Doors then provide access to the Lounge and Dining Room.

13'2" (into bay) x 10'10" Lounge. A well-proportioned Reception Room having a wide-angled, UPVC double glazed bay window to the front elevation. Fireplace feature to the chimney breast with electric fire.

12'4" x 11'5" Dining Room. Another good-sized Reception Room having a UPVC double glazed window to the rear elevation. Coved ceiling. door through to the Kitchen.

8'3" x 7' (plus door recess opening) Kitchen fitted with a range of modern base and eye-level units with worktops over and inset, stainless steel sink unit with mixer tap. Built-in, stainless steel fronted, electric oven with four ring gas hob. Integrated fried freezer. Space and plumbing suitable for a washing machine. UPVC double glazed window to the side elevation and a UPVC double glazed door opens to the rear. Door down to the Cellars.

Cellars

14'7" x 11'2" Cellar providing excellent, additional storage space. The Cellars also house the gas and electric meters.

First Floor Landing having panelled doors providing access to the Two Bedroom and Bathroom. Loft access point.

14'6" x 11'3" Bedroom One. A superb, large Double Bedroom having a UPVC double glazed window to the front elevation.

12'3" x 9'4" (into wardrobes) Bedroom Two. Another good-sized Double Bedroom having a UPVC double glazed window to the rear elevation overlooking the



Garden. Built-in storage cupboards to each of the alcoves - one housing the gas central heating boiler.



8'1" x 6'10" large Bathroom fitted with a suite comprising of: panelled bath with electric shower over, pedestal wash hand basin, low-level WC. Opaque, UPVC double glazed window to the rear elevation.

Outside

Outside to the rear, the property has a walled Courtyard with gate leading onto a lovely, enclosed paved Garden with established borders surrounding.

Such a convenient location!

