



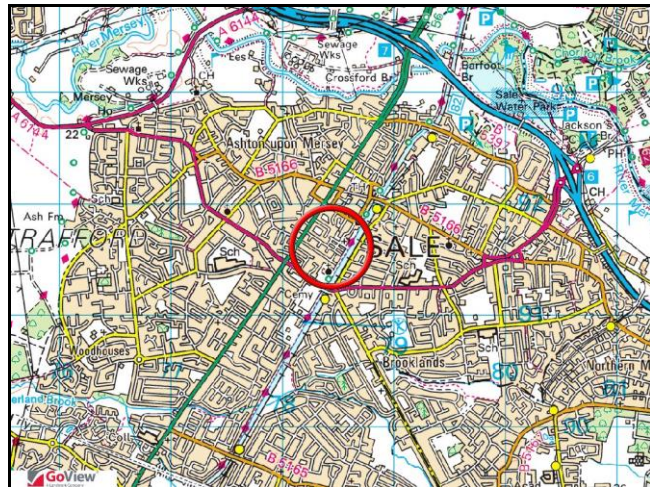
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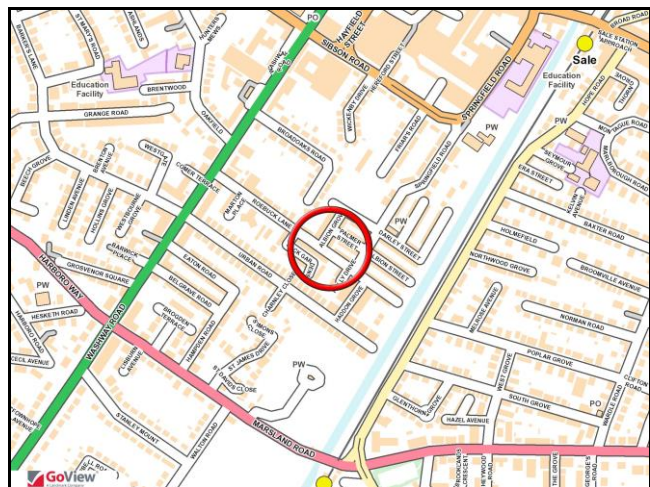


INDEPENDENT ESTATE AGENTS

# location



From our Watersons Sale Office continue out of the one way system on School Road and take a sharp left onto Sibson Road. After a short distance, turn right onto Springfield Road which then turns slightly left and becomes Kelsall Street. Turn right onto Palmer Street and you will find the property on your left hand side on the corner of Palmer Street and Albion Grove.



# 2 Albion Grove Sale, M33 7TJ



**A WONDERFUL MUCH LARGER THAN AVERAGE THREE DOUBLE BEDROOMED END TERRACE WHICH INCLUDES A SUPERB TWO CHAMBER CELLAR CONVERSION. OVER 1400 SQFT. IDEAL FOR TOWN CENTRE/METROLINK/SPRINGFIELD SCHOOL.**

Large Lounge/Dining Room. Re fitted Breakfast Kitchen. LGF Study and Playroom. Three good Bedrooms. Bathroom. Enclosed courtyard.

*“ Much more space on offer than you might think! ”*

# 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		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.		56	76

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		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.		46	70

**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.

**Offers Over: £275,000**



# in detail



A wonderful, much larger-than-average, Three Double Bedroomed Period End Terrace which offers over 1400 sqft of accommodation including a superb Double Chamber Cellar Conversion.

The location is very popular, close to the Town Centre, Metrolink, access to the walks on the Canal and having Springfield Primary just around the corner.

Internally, the property has a stylish interior with neutral re-decoration, contemporary re-fitted Kitchen and Bathroom and UPVC double glazing.

The Lower Ground Floor Cellar Conversion gives the house some excellent additional space, ideally used as an Office and Children's Play Room.

An internal viewing will reveal:

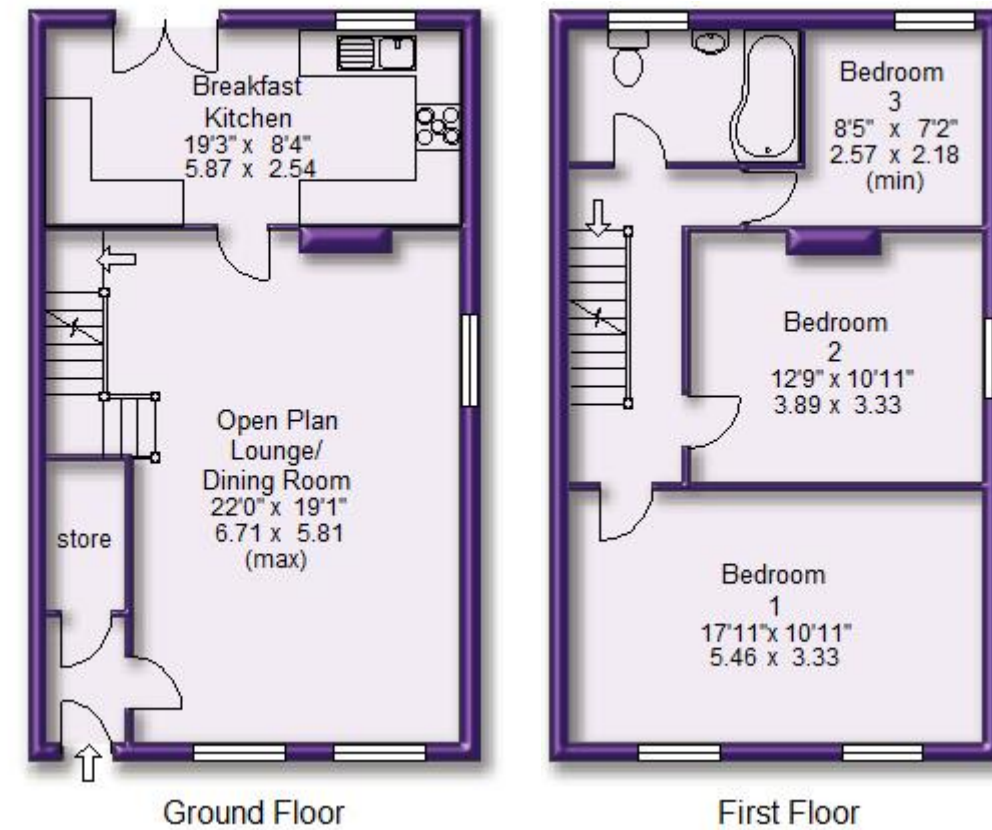
## The accommodation

Entrance Hall having a panelled front door. Door opens to a useful large storage cupboard and a further door opens to the Lounge/ Dining Room.

22' x 19'1" Open Lounge and Dining Room. A wonderful, large Double Reception Room having Two, UPVC double glazed windows to the front elevation and a further opaque, UPVC double glazed window to the side. Attractive fireplace feature to the chimney breast with living flamed, coal-effect gas fire. Wood-effect flooring. Spindled staircase rises to the First Floor and a further spindled balustrade opening with a staircase down to the Converted Basement. Door through to the Kitchen.



Approx Gross Floor Area = 1471 Sq. Feet  
= 136.36 Sq. Metres



19'2" x 8'4" Breakfast Kitchen. A superb, large Kitchen re-fitted with an extensive range of modern base and eye-level units with worktops over and inset one-and-a-half bowl stainless steel sink unit with mixer tap. Built-in, stainless steel fronted electric oven with integrated, stainless steel fronted microwave above. Five ring stainless steel gas hob with stainless steel and glass extractor hood over and stainless steel splashback. Integrated fridge freezer. Wall-mounted, 'Worcester' gas central heating boiler concealed within one of the cupboards. Ample space for additional freestanding appliances. UPVC double glazed window to the rear elevation and a further set of UPVC double glazed French doors open up onto the rear Courtyard. Useful Breakfast Bar Area. Inset spotlights to the ceiling.

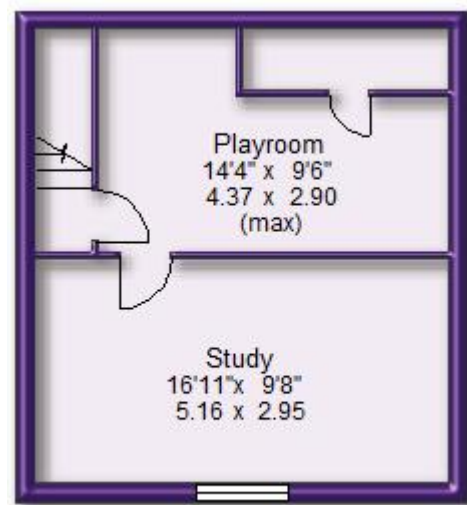


**Lower Ground Floor Converted Cellars**

16'11" x 9'8" Office having a UPVC double glazed window to the front elevation. Inset spotlights to the ceiling.



14'4" x 9'6" reducing to 6'9" Play Room. Another good-sized room which would make an ideal Kids Play Room. There is a door opening to a useful storage cupboard.



Lower Ground Floor



# in detail

First Floor Landing having a spindled balustrade to the return of the staircase opening. There are doors providing access to the Three Bedrooms and Bathroom. Loft access point.

17'11" x 10'11" Bedroom One. A wonderful, large Double Bedroom having Two, UPVC double glazed windows to the front elevation. Coved ceiling.

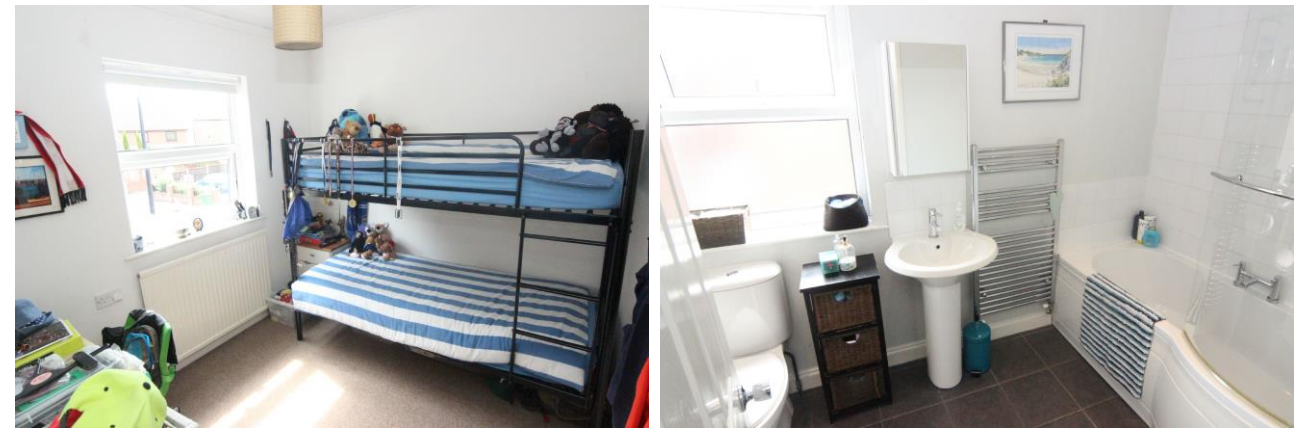


12'9" x 10'11" Bedroom Two. Another good Double Bedroom having a UPVC double glazed window to the side elevation. Coved ceiling.



5' x 7'2" plus to recess opening Bedroom Three having a UPVC double glazed window to the rear elevation.

9'11" x 5'7" Bathroom fitted with a white suite with chrome fittings comprising of: 'P'-shaped panelled bath with curved glass shower screen and thermostatic shower over, low-level WC, pedestal wash hand basin. Wall-mounted, heated chrome towel rail. Part-tiled walls. Opaque, UPVC double glazed window to the rear elevation. Inset spotlights to the ceiling.



## Outside

Outside to the rear there is a lovely enclosed walled Courtyard Garden.

Much more space on offer than you might think!

