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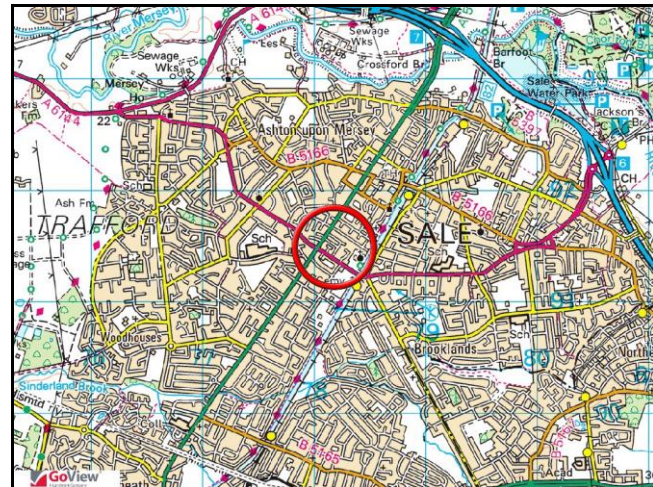
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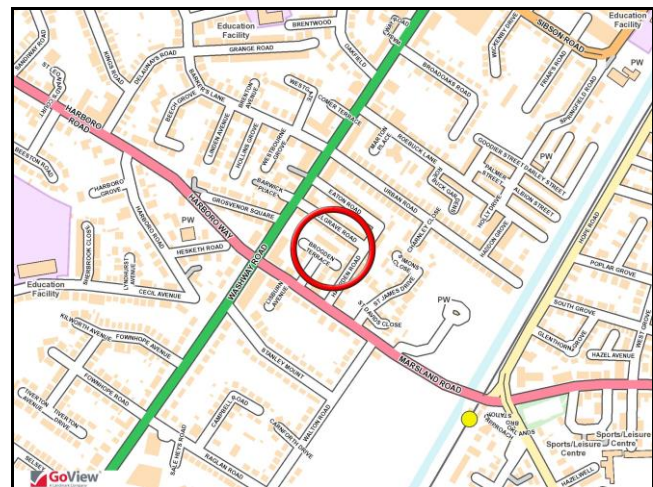


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, continue out of the one way system on School Road and take a sharp right on Sibson Road. At the traffic lights turn left onto Washway Road and continue along. At the next set of traffic lights turn left onto Marsland Road and then turn left again onto Brogden Grove. Proceed to the bottom of the road and turn right and the property will be found in the corner.



INDEPENDENT ESTATE AGENTS

17 Brogden Terrace Sale, M33 7UF



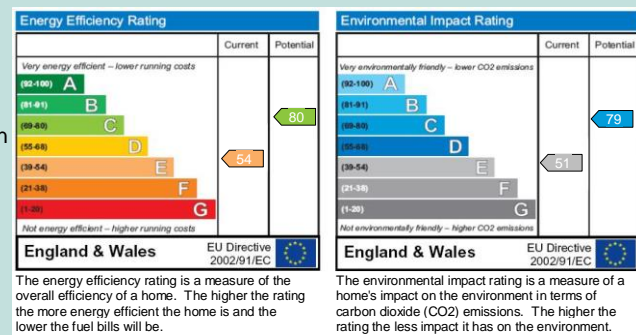
A GORGEOUS THREE DOUBLE BEDROOMED PERIOD PROPERTY LOCATED WITHIN THIS WONDERFUL UNIQUE CONSERVATION AREA. IMMACULATE INTERIOR. HIGH SPEC KITCHEN AND BATHROOM. LARGE LOFT CONVERSION BEDROOM.

Hall. WC. Lounge. Dining Room. Stylish Kitchen. Three good-sized Bedrooms. Bathroom. Beautiful deep front Garden. Lovely Private stone-paved Courtyard to the rear.

“ A wonderful property in this wonderful and unique location! ”

energy efficiency

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



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.

£385,000

in detail



A gorgeous, Three Bedroomed Period property with over 1100 sqft of accommodation over Three Floors.

The property is located within this very unique, small Conservation Area with this property tucked away towards the end of the road.

The location is very convenient being within an easy reach of several of the Schools and the Metrolink at Brooklands.

Internally the property has been tastefully upgraded and improved throughout with neutral re-decoration and stylish re-fitted Kitchen and Bathroom.

An internal viewing will reveal:

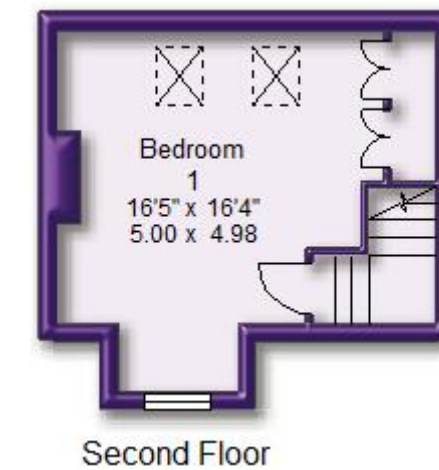
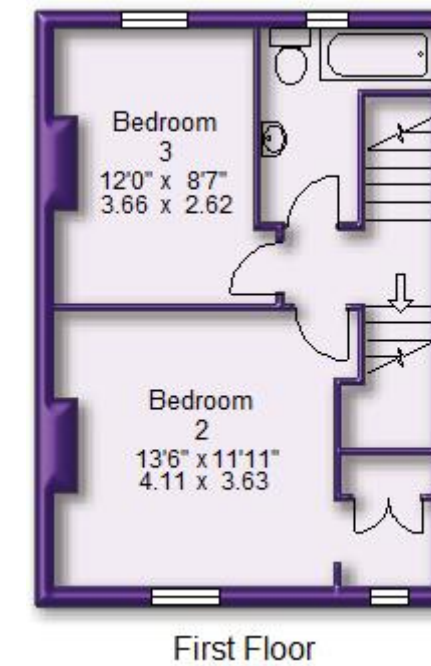
The accommodation

Entrance Hallway having a panelled front door. Doors then provide access to the Ground Floor WC and Lounge.

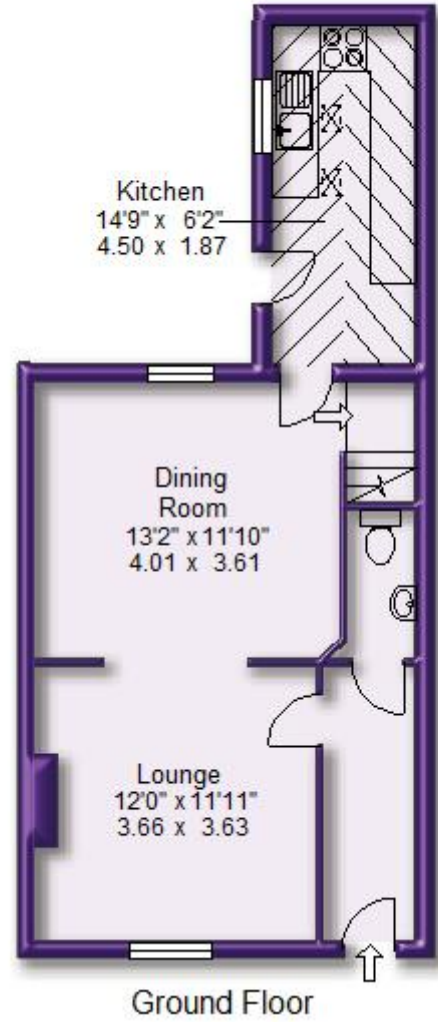
Ground Floor WC fitted with a low-level WC. Wash and basin.

12' x 11'11" Lounge. An excellent-sized Reception Room having a window to the front elevation. Contemporary 'Karndean' flooring. Coved ceiling. Attractive wood burning stove to the chimney breast. Opening into the Dining Room.

13'2" x 11'10" Dining Room. Another excellent-sized Reception Room having a multi-paned double glazed window to the rear elevation. Continuation of the contemporary 'Karndean' flooring. Coved ceiling. staircase rises to the First Floor. Door through to the Kitchen.



Approx Gross Floor Area = 1123 Sq. Feet
 = 104.10 Sq. Metres



14'9" x 6'2" Kitchen, re-fitted with an extensive range of modern base and eye-level units with chrome handles and polished granite worktops over with inset sink unit with mixer tap and granite drainer. Integrated, 'Neff' stainless steel fronted double oven with matching four ring gas hob and stainless steel and glass extractor hood over. Integrated microwave. Ample space for a dishwasher. Space and plumbing suitable for a fridge freezer. Window to the side elevation. Vaulted ceiling with Two Velux windows. Door opens to the side.



First Floor

First Floor Landing having doors opening to Two of the Bedrooms and family Bathroom. A further staircase rises to the Second Floor.

13'6" x 11'11" (main Room measurements) Bedroom Two. A well-proportioned Double Bedroom having a window to the front elevation. Picture rail surround. Large opening into a small Dressing Area which has double doors opening to a useful storage cupboard and has a window to the front elevation.



in detail

12' x 8'7" Bedroom Three. Still a good-sized Bedroom having a multi-paned window to the rear elevation.



The Bathroom has been re-fitted with a contemporary white suite with chrome fittings comprising of: tiled, panelled bath with shower over, vanity sink unit, low-level WC with push button flush. Wall-mounted, heated chrome towel rail. Tiled floor. Tiled walls. Opaque window to the rear elevation.



Second Floor

Second Floor Landing having a Velux window and door through to Bedroom One.

16'5" x 16'4" (max) Bedroom One. A wonderful, large Double Bedroom having a window to the front elevation. Two, additional Velux windows to the rear. Built-in wardrobe cupboards to One wall.

Outside

Outside to the front, the property has a lovely, landscaped, deep front Garden. Indian-stone Pathway and Patio Area with Main Area of Lawn with established borders surrounding.

To the rear, the property enjoys a lovely, enclosed Indian-stone-paved Courtyard Garden. Timber-built Garden Shed.

A stunning property in this wonderful and unique location!

