



HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622

Email: hale@watersons.net

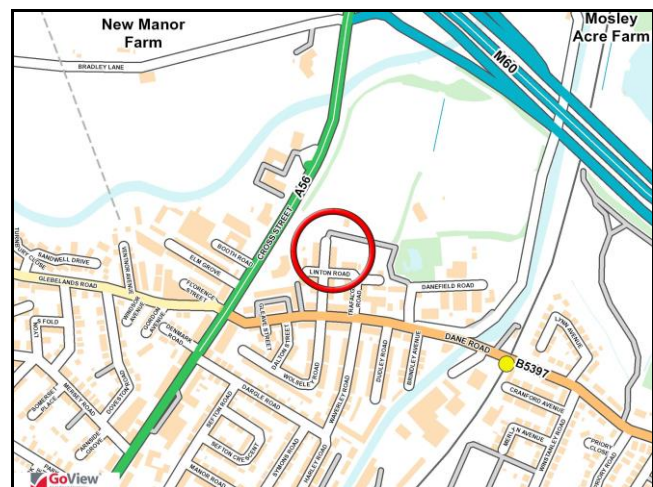
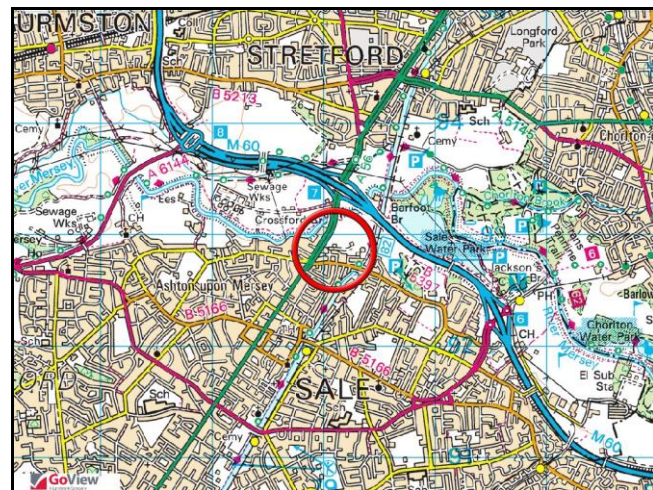
SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355

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 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 traffic lights turn left back onto Washway Road and continue along for some time. Eventually, turn right onto Dane Road and proceed along. Turn left onto Meadows Road and the property will be found on the right hand side.

34 Meadows Road Sale, M33 7BG

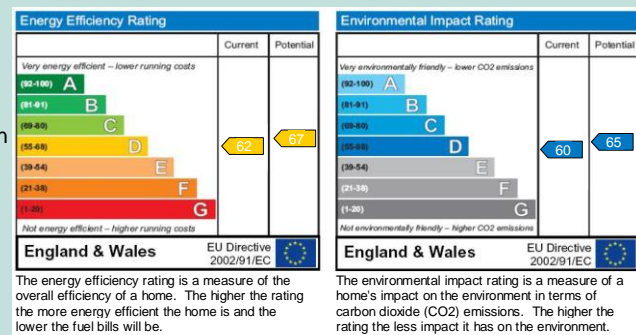


A STUNNING, COMPREHENSIVELY REFURBISHED, TWO DOUBLE BEDROOMED PERIOD TERRACE WHICH ENJOYS LOVELY VIEWS OVER CROSSFORD BRIDGE PLAYING FIELDS. HIGH SPEC FITTINGS THROUGHOUT.

Hall. Lounge. Dining Room. Re-fitted Kitchen. Two good Dbl Bedrooms. Walk-In Wardrobe/Store Room. Large Bathroom. Landscaped, walled Courtyard Garden.

energy efficiency

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



“ A beautiful example of its type! ”

£269,950

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.

in detail



A stunning, comprehensively refurbished, Two Double Bedroomed Period Terrace which enjoys views over Crossford Bridge Playing Fields.

The property has been transformed into a fabulous home with high-specification fittings throughout, contemporary Kitchen and Bathroom, neutral re-decoration and re-carpeting, replacement, reproduction, Period-style radiators and landscaped, rear Courtyard Garden.



The location is ideal being within an easy reach of the Town Centre, Metrolink and access to the Motorway network.

An internal viewing will reveal:

The accommodation

Recess Porch with step-up to a panelled front door with stained and leaded window above.

Entrance Hallway having a staircase rising to the First Floor. Door through to the Dining Room.

12'11" (into bay) x 10'6" Lounge. A well-proportioned Reception Room having a wide-angled, UPVC double glazed bay window to the front elevation. Attractive, period-style, cast iron fire surround to the chimney breast. Reproduction, cast iron radiator. Coved ceiling. Picture rail surround. Large opening into the Dining Room.

14'5" (max) x 14'4" Dining Room. Another excellent-sized Reception Room having a UPVC double glazed window to the rear elevation. Hollowed-out chimney breast feature. Reproduction, cast iron central heating radiator. Door through to the Kitchen.

13'8" x 8'11" Kitchen re-fitted with an extensive range of high-gloss fronted base and eye-level units with chrome handles and worktops over with inset one-and-a-half bowl sink unit with pull-down spray mixer tap. Built-in electric oven with four ring ceramic hob and stainless steel extractor hood over. Integrated dishwasher. Ample space for a tall fridge freezer unit. Space and plumbing suitable for a washing machine. Wall-mounted, gas central heating boiler. UPVC double glazed window to the side elevation and a set of UPVC double glazed French doors open up onto the Courtyard Garden.

First Floor Landing having doors providing access to the Two Double Bedrooms, Walk-In Wardrobe and Bathroom.

14'4" x 11' Bedroom One. A wonderful, large Double Bedroom having two UPVC double glazed windows to the front elevation. Cast iron fire surround the chimney breast. Reproduction, cast iron central heating radiator. Picture rail surround.

12'9" x 9'3" Bedroom Two. Another good-sized Double Bedroom having a UPVC double glazed window to the rear overlooking the Playing Fields. Stripped wooden floors. Picture rail surround.

A stylish Bathroom re-fitted with a suite comprising of: 'P' shaped panelled bath with thermostatic shower over and fitted glass shower screen, low-level WC with push button flush, pedestal wash hand basin. Reproduction, cast iron, period-style radiator. Wall-mounted, heated chrome towel rail. Parquet wood flooring. Bevelled edge brick tiling. UPVC double glazed window to the rear.



Outside

Outside to the rear there is a landscaped, walled, Courtyard Garden, mostly laid with timber for easy maintenance and having a Seating Area to one corner and established borders surrounding. From the Garden there are lovely views to be enjoyed over the open space of Crossford Bridge Playing Fields.

A beautiful example of its type!

Approx Gross Floor Area = 919 Sq. Feet
= 85.19 Sq. Metres

