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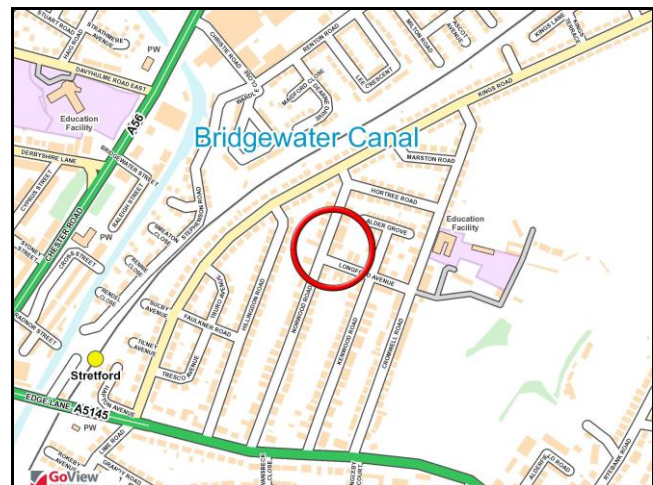


INDEPENDENT ESTATE AGENTS

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 right onto Ashton Lane. At the traffic lights turn left back onto Washway Road and continue along for some time being sure to stay on the A56. Use the right 2 lanes to turn slightly right to stay on the A56. Continue straight onto Chester Road and at the first set of traffic lights turn right onto Edge Lane. At the second set of traffic lights (just after the Stretford Metrolink Station) turn left onto Kings Road and then turn right onto Norwood Road. 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).

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs	A		84
B			
C			
D			
E		58	
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.

Environmental Impact Rating		Current	Potential
Very environmentally friendly – lower CO2 emissions	A		85
B			
C			
D			
E		56	
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.

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.



INDEPENDENT ESTATE AGENTS

88 Norwood Road Stretford, M32 8PP



A BEAUTIFUL THREE BEDROOMED PERIOD END TERRACE WHICH ENJOYS A WONDERFUL AMOUNT OF SPACE AND INCLUDES A GORGEOUS ENCLOSED REAR GARDEN. SUPERB RE FITTED KITCHEN. IDEAL FOR STRETFORD METROLINK, LONGFORD PARK AND CLOSE TO CHORLTON.

Hall. Gf WC. Lounge. Dining Room. Stylish Breakfast Kitchen. Three Bedrooms. Bathroom. Lovely Private Garden.

“ A superb example of its type! ”

£299,950



A beautiful, Three Bedroomed Period End Terrace which enjoys a wonderful amount of space and has been tastefully refurbished throughout.

The location is really popular; ideal for: Longford Park, Stretford Metrolink and close proximity to Chorlton.



Internally there are many attractive features which includes: stripped wooden floors, wood burning stove within the Lounge and a superb re-fitted Kitchen.

In addition to the accommodation there is gorgeous, Private established rear Garden.

An internal viewing will reveal:

The accommodation

Recess Porch having a double glazed panelled front door.

Entrance Hallway having a staircase rising to the First Floor. Stripped panelled door through to the Dining Room. Opaque, UPVC double glazed window to the side.

12'9" (into bay) x 10'5" Lounge. A well-proportioned Reception Room having a square, UPVC double glazed door to the front elevation. Cast iron wood burning stove set upon a raised hearth. Coved ceiling. Stripped wooden floor. Opening into the Dining Room.

11' x 10'11" Dining Room. Another excellent-sized Reception Room having a UPVC double glazed window to the rear elevation overlooking the Gardens. Continuation of the stripped wooden floors. Stripped panelled doors then open to the Breakfast Kitchen and Ground Floor WC.

Ground Floor WC fitted with a contemporary suite comprising of: low-level WC with push button flush, vanity sink unit. Wall-mounted, heated chrome towel rail. opaque, UPVC double glazed window to the side elevation. Continuation of the stripped wooden floors.

15'10" x 7'10" superb, large Breakfast Kitchen with space for a dining table. The Kitchen itself has been re-fitted with an extensive range of contemporary base and eye-level units with block worktops over with inset, one-and-a-half bowl, white ceramic sink unit with mixer tap. Built-in, stainless steel fronted electric oven with integrated microwave above. Five ring, stainless steel gas hob with oversized, stainless steel extractor hood over. The Kitchen includes a host of integrated appliances to include: fridge freezer, 'Slimline' dishwasher, washing machine and tumble dryer. Wall-mounted, 'Worcester' gas central heating boiler concealed within one of the cupboards. UPVC double glazed window to the rear and side elevation. Contemporary, vertical, wall-mounted radiator.

First Floor Landing having a spindled balustrade to the return of the staircase opening. Panelled doors then open to the Three Bedrooms and Bathroom. UPVC double glazed window to the side elevation.

13'11" x 9'11" Bedroom One. A wonderful, large Double Bedroom having Two, UPVC double glazed windows to the front elevation. Stripped wooden floors.



Coved ceiling.

10'11" x 8'6" Bedroom Two. Another good-sized bedroom having a UPVC double glazed window to the rear elevation. Built-in wardrobe cupboards to One of the alcoves.

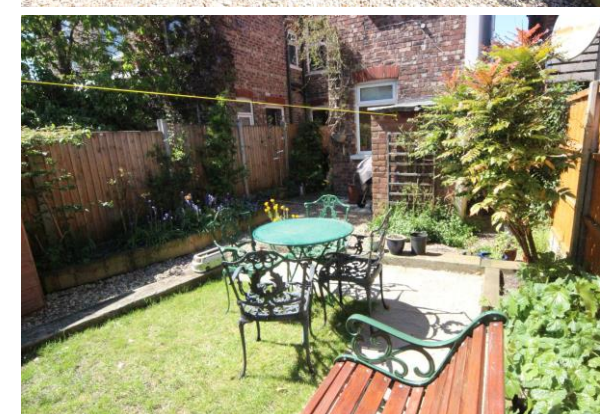
7'11" x 7' (plus door recess opening space) Bedroom Three having a UPVC double glazed window to the rear elevation overlooking the Gardens.

The Bathroom is fitted with a modern white suite with chrome fittings comprising of: shaped panelled bath with thermostatic shower over and curved shower screen, vanity sink unit, low-level WC. Wall-mounted, heated chrome towel rail. Part-tiled walls. Opaque, UPVC double glazed window to the side elevation.

Outside

Outside to the rear, there is a gorgeous, landscaped Private rear Garden.

A superb example of its type!



Approx Gross Floor Area = 841 Sq. Feet
= 77.96 Sq. Metres

