



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

Email: hale@watersons.net

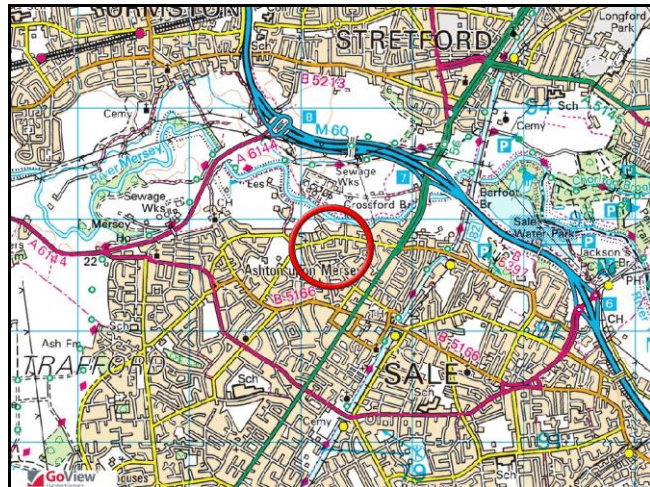
SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355

Email: sale@watersons.net

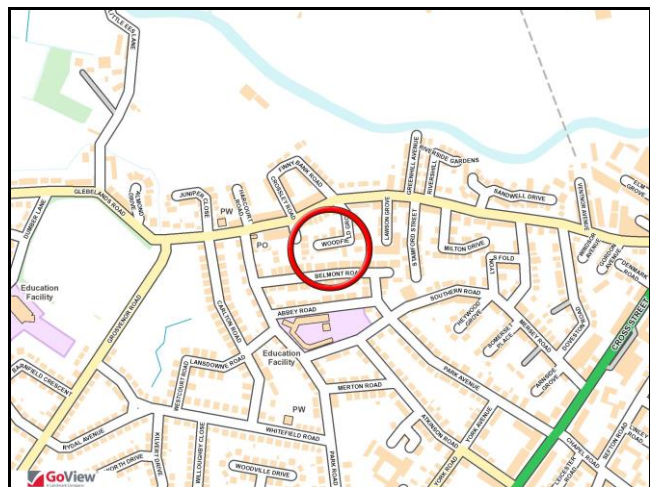


INDEPENDENT ESTATE AGENTS

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 onto Oaklands Drive and continue to follow the road round. Turn right onto Ashton Lane and then take a right onto Park Road. After some time, turn right onto Glebelands Road. Take the 2nd right onto Woodfield Grove and stay right. The property will be found on the right hand side.



INDEPENDENT ESTATE AGENTS

4 York Terrace, Woodfield Grove Sale, M33 6LW



A GORGEOUS EXTENDED PERIOD TERRACE WHICH HAS BEEN EXTENSIVELY IMPROVED THROUGHOUT. STYLISH INTERIOR, RE FITTED KITCHEN WITH VALUTED CEILING AND VELUX WNDOWS.

Fabulous location 'tucked away' off Glebelands Road. Lounge. Sitting Room. Breakfast Kitchen. WC. Two Bedrooms. Bathroom. Lovely decked Garden. A wonderful example of its type! Energy Rating: D

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		87
B			
C			
D		57	
E			
F			
G			
Not energy efficient – higher running costs			

Environmental Impact Rating		Current	Potential
Very environmentally friendly – lower CO2 emissions	A		88
B			
C			
D		83	
E			
F			
G			
Not environmentally friendly – higher CO2 emissions			

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.

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.

“ A wonderful example of its type! ”

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.

£245,000



A gorgeous, extended Period Terrace which has been extensively improved throughout.

The property has a stylish interior with neutral re-decoration, replacement floor coverings, and re-fitted Kitchen and Bathroom.



York Terrace is a small cluster of properties 'tucked away' in this almost 'hidden' location just off Glebelands Road yet positioned within an easy reach of Sale Town Centre, Ashton Park and the in demand Park Road Primary School.

In addition to the accommodation there is a lovely, enclosed, broadly South Facing decked Garden.

An internal viewing will reveal:

The accommodation

Entrance Hallway having a panelled front door. Doors open to the Lounge and Sitting Room. Staircase rises to the First Floor.

12'2" x 9'8" Lounge. A good-sized room having a mock sash window to the front.

12'11" x 11'9" Sitting Room. Another good-sized room which is directly Open Plan into the Kitchen. Door opens to a useful understairs stoarge cupboard.

13'3" x 11' Breakfast Kitchen. An impressive room with plenty of space for a table. The room has a vaulted ceiling with Velux windows and French doors opening to the Garden. The Kitchen has been re-fitted with an extensive range of white high-gloss base and eye-level units with chrome handles and worktops over with inset one-and-a-half bowl white ceramic sink unit with mixer tap. Built-in, stainless steel fronted electric oven with four ring gas hob and extractor hood over. Integrated stainless steel fronted microwave. Ample space for a fridge freezer. Contemporary, vertical matte grey radiator. Door through to the Ground Floor WC.

Ground Floor WC fitted with a low-level WC. Window to the side. Wall-mounted, gas central heating boiler.

First Floor Landing having doors opening to the Two Bedrooms and Bathroom.

12'11" x 12'2" Bedroom One. A well-proportioned Double Bedroom having a mock sash window to the front. Built-in wardrobe cupboard with sliding door.

11'10" x 8'6" Bedroom Two. Another good-sized Bedroom having a UPVC double glazed window to the rear.

The Bathroom is fitted with a contemporary white suite with chrome fittings comprising of: panelled bath with electric shower over, low-level WC, pedestal wash hand basin. Tiled floor. Tiled walls. Opaque, UPVC double glazed window to the rear.



Outside

Outside to the rear, the property enjoys a lovely, Private, broadly south facing Garden which has been decked for easy maintenance.

A wonderful example of its type!

Approx Gross Floor Area = 891 Sq. Feet
= 82.59 Sq. Metres

