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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 on Sibson Road. Follow the road round onto Springfield Road and at the traffic lights take a right onto Northenden Road. Continue onto Old Hall Road and proceed along for some time. Take a right onto Wythenshawe Road and after a short period of time, take the second left onto Riding Close. Turn left to stay on Riding Close and the property will be found on the right 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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		73	81				

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.



WATERSONS

INDEPENDENT ESTATE AGENTS

# 1 Riding Close , Sale, Cheshire, M33 2ZP



A WONDERFUL LARGE, COMPREHENSIVELY EXTENDED AND UPGRADED, SIX BEDROOMED MODERN DETACHED WITH HIGH SPECIFICATION FITTINGS THROUGHOUT! OVER 2400SQFT OVER THREE FLOORS. HALL. WC. LOUNGE. DINING KITCHEN. CONSERVATORY. SIX BEDROOMS - THREE BATH/ SHOWER - TWO EN SUITE. STUDY. FABULOUS GARDEN ROOM GYM/ OFFICE. DRIVEWAY. GARAGE. PRIVATE GARDEN. ENERGY RATING: C

Asking Price £625,000

# in detail



**1 Riding Close**  
A wonderful large, comprehensively extended and upgraded, Six Bedroomed modern Detached with over 2400sqft of Accommodation over Three Floors.

The location is popular, being on a lovely, established Development which is within an easy reach of Sale Moor Village and several of the Local Schools.

Internally, the property has stylish contemporary fittings, neutral re-decoration and replacement floor coverings.

There is a huge amount of Living Space and along with the Six Bedrooms there are Two En Suite Shower Rooms and a Study.

The property enjoys Driveway Parking to the front and a large, Attached Garage.

To the rear, there is a lovely Private Garden and within the Garden is an impressive Detached 'Garden Room' perfect as a Home Office/Den/Gym.

An internal viewing will reveal:

Entrance Porch having uPVC double glazed double doors to the front. Further, uPVC double glazed door opens into the Entrance Hallway.

Hallway having a staircase rising to the First Floor. Doors then provide access to the Lounge, Dining Room, Kitchen and Ground Floor WC.

Ground Floor WC fitted with a low-level WC. Wall-hung wash hand basin. Opaque, uPVC double glazed window to the side. Door opens to useful storage cupboard.

Lounge. A well-proportioned Reception Room having a uPVC double glazed window to the front elevation. Attractive modern fireplace feature to one wall. Coved ceiling. Door through to the Kitchen.

An excellent-sized Family Kitchen, split into distinctive Working Kitchen and Dining Areas. The Kitchen itself is fitted with an extensive range of gloss finish base and eye-level units with chrome handles and polished granite worktops over with inset, one-and-a-half bowl stainless steel sink unit with 'Spray' mixer tap. Built-in, stainless steel fronted oven with four ring hob and stainless steel extractor hood over. Integrated fridge freezer. uPVC double glazed window to the rear elevation overlooking the Gardens and a set of uPVC double glazed French doors open into the Conservatory. Extensive, inset spotlights to the ceiling.

Conservatory. A lovely addition to the property having uPVC double glazed windows to three elevations and a set of uPVC double glazed French doors open out onto the Garden.

First Floor Landing having a staircase rising to the Second Floor. Doors then provide access to Four of the Bedrooms, Study, Family Bathroom and two useful storage cupboards.

Bedroom Two. An excellent-sized Double Bedroom having a uPVC double glazed window to the front elevation. Door through to the En Suite Shower Room.

A stylish En Suite Shower Room fitted with a contemporary suite comprising of: double-width shower enclosure with thermostatic shower, low-level WC, pedestal wash hand basin. Opaque, uPVC double glazed window to the front elevation.

Bedroom Three. Again, another good-sized Double Bedroom having two, uPVC double glazed windows to the front elevation. uPVC double glazed window to the side and a further uPVC double glazed window to the rear overlooking the Gardens.

Bedroom Five having a uPVC double glazed window to the rear elevation overlooking the Gardens. Built-in wardrobes to one wall.

Bedroom Six having a uPVC double glazed window to the rear elevation.

Study having a uPVC double glazed window to the rear elevation.

Family Bathroom fitted with a white suite with chrome fittings comprising of: panelled bath, low-level WC, pedestal wash hand basin. Part-tiled walls. Opaque, uPVC double glazed window to the rear elevation.

Second Floor Landing having doors providing access to Bedroom One and Bedroom Four. Built-in storage cupboard.

