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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 turn left onto Washway Road. Continue along for 0.8 miles and then turn left onto Homelands 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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	81	England & Wales		EU Directive 2002/91/EC	

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

21 Homelands Road , Sale, Cheshire, M33 4BJ



AN EXCELLENT SIZED, LARGER THAN AVERAGE, EXTENDED THREE BEDROOMED SEMI DETACHED LOCATED ON THIS VERY POPULAR ROAD PERFECT FOR LOCAL SCHOOLS AND WALTON PARK AND METROLINK. LOVELY PRIVATE REAR GARDEN. HALL. 28' LOUNGE/DINING ROOM. SITING ROOM/ PLAYROOM WITH VELUX WINDOWS. 20' BREAKFAST KITCHEN. DOWNSTAIRS WC. THREE GOOD-SIZED BEDROOMS. STYLISH BATHROOM. GREAT GARDENS. ATTACHED 19' GARAGE. ENERGY RATING: D

Asking Price £450,000

in detail



21 Homelands Road
An excellent-sized, larger-than-average, extended Three Bedroom Semi-Detached which offers over 1300 sqft of Accommodation.

The property is ideally positioned on this very popular road, close to Walton Park and several of the Local Schools and Metrolink.

Internally, the property has neutral re-decoration, modern Kitchen and Bathroom fittings and uPVC double glazing.

In addition to the Accommodation, the property has a deep Garden frontage with long Driveway, lovely, Private rear Garden and Attached 19' Garage.

A viewing will reveal:

Entrance Porch having an opaque, glazed uPVC double glazed front door. Step-up to an original, opaque, stained and leaded inner door through to the Entrance Hallway.

Entrance Hallway. A lovely Entrance into the property having a beautiful pentagonal window with stained and leaded 'Star' design. Opaque, glazed door opens to useful Cloaks Cupboard. Staircase rises to the First Floor. Coved ceiling. Door opens to downstairs WC. Door through to the Lounge/ Dining Room and Breakfast Kitchen.

28'11" (into bay) x 11'9" Lounge/ Dining Room. A wonderful, large Reception Room having a wide-angled, uPVC double glazed bay window to the front elevation. Coved ceiling. Attractive fireplace features to both chimney breasts. Living flame gas fire. There is then a set of sliding Patio doors which open up onto the Sitting Room/ Playroom.

10'11" x 10' Sitting Room/ Playroom. A wonderful addition to the property having a set of double glazed, sliding Patio doors opening up onto the rear Garden. Vaulted ceiling with two Velux windows. Inset spotlights to the ceiling. Wall-mounted, gas central heating boiler.

20' x 8'3" reducing to 7'8" superb, large Family Kitchen split into distinctive Dining and Kitchen Areas. The room has a uPVC double glazed, half bay window to the side elevation and a uPVC double glazed window to the rear providing lovely views over the Garden. The Kitchen Area is fitted with an extensive range of modern white, high-gloss base and eye-level units with chrome 'T' bar handles and worktops over with inset, one-and-a-half bowl stainless steel sink unit with mixer tap. Built-in, stainless steel fronted double oven. Four ring ceramic hob and stainless steel extractor hood over with stainless steel splashback. Space and plumbing suitable for a slimline dishwasher. Integrated fridge. Opaque, uPVC double glazed door and window opening into the Garage.

19'3" x 8'1" Garage. A useful space having a metal up-and-over door to the front. There are then three uPVC double glazed windows to the side. uPVC double glazed window to the rear and further uPVC double glazed door or window opens into the Garden. Space and plumbing suitable for a washing machine.

First Floor Landing having a large, uPVC double glazed window to the side elevation. Doors then open to the Three Bedrooms and Bathroom. Loft access point.

15'7" (into bay) x 11'4" (into wardrobes) Bedroom One. An excellent-sized Double Bedroom having a wide-angled, uPVC double glazed bay window to the front elevation. Built-in wardrobes to the full length of one wall.

12'3" x 11'4" Bedroom Two. Another good-sized Double Bedroom having a uPVC double glazed window to the rear elevation providing lovely views over the Garden.

9'2" x 7' Bedroom Three. A good-sized Third Bedroom having a lovely, three-section, uPVC double glazed corner window.

9'11" x 6'10" Bathroom. A stylish Bathroom fitted with a modern white suite with chrome fittings comprising of: panelled bath with separate thermostatic shower over and fitted shower screen, low-level WC, pedestal wash hand basin. Wall-mounted, heated chrome towel rail. Polished, porcelain tiled floor. Polished tiled walls. Two, opaque, uPVC double glazed windows to the side elevation. Inset spotlights to the ceiling.

Outside, the property has a deep Garden frontage with long Driveway leading to the 19' Attached Garage and Carport.

To the rear, there is a lovely, good-sized, Private Garden which has a paved Patio Area leading to the main area of lawn with borders surrounding.

Always a popular place to live!

