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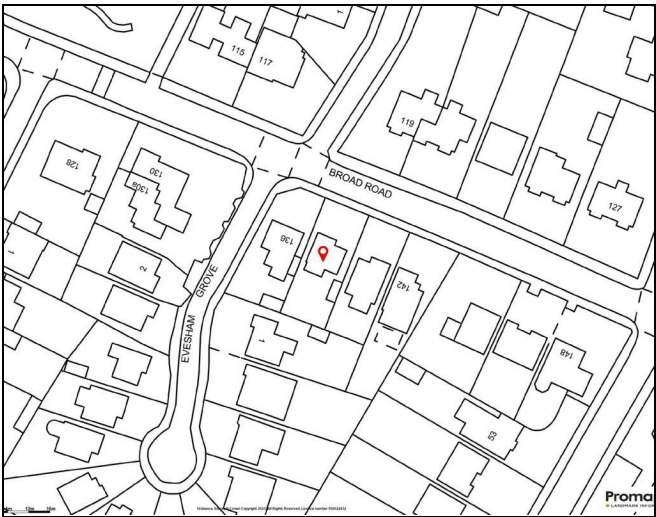
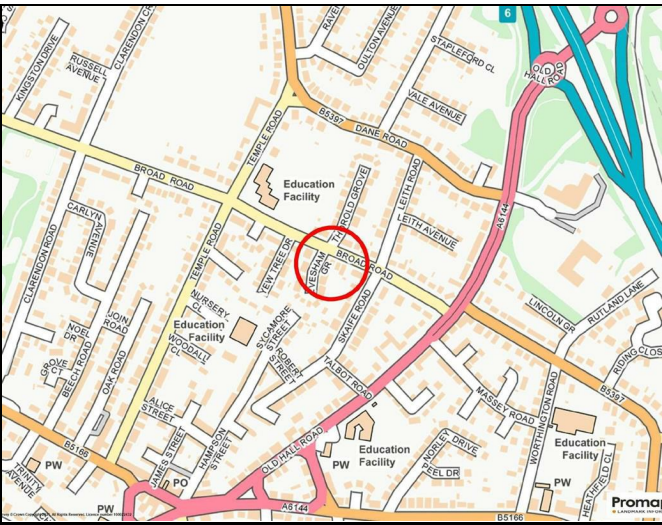
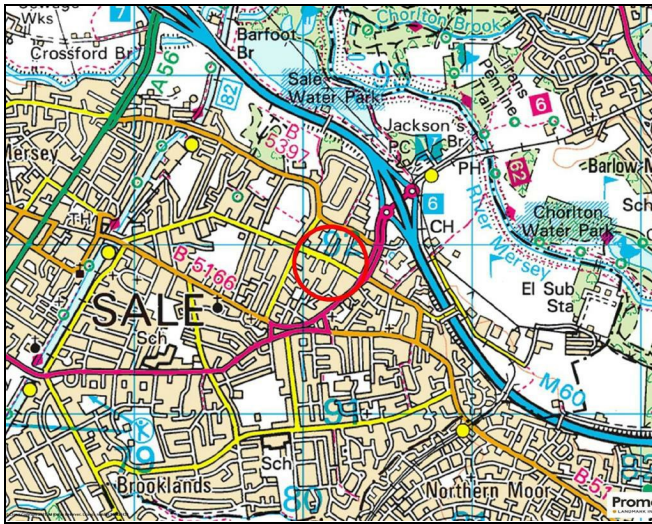
energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)

overview

A WELL PRESENTED DETACHED FAMILY HOME OFFERING EXCELLENT POTENTIAL TO UPDATE AND IMPROVE, LOCATED ON THIS POPULAR ROAD ENJOYING SOUTH FACING GARDENS. CLOSE TO TOWN CENTRE, METROLINK AND SCHOOLS. 1096sqft.

Porch. Hall. Two Receptions. Sun Room. Kitchen. Three Bedrooms. Shower Room. Sep WC. Driveway. Detached Garage. Private South Facing Garden. NO CHAIN!



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.

in detail

A superbly-proportioned, Three Bedroomed Family Detached which offers excellent potential to update and improve further.

The location is ideal, being on a popular road within an easy reach of several of the Local Schools, Metrolink and the open space of Worthington Park just down the road.

Internally, the property offers good-sized rooms throughout, uPVC double glazing and gas central heating.

In addition to the Accommodation, there is ample Driveway Parking, a Detached brick-built Garage and an excellent-sized, Private, broadly south facing rear Garden.

An internal viewing will reveal:

Entrance Porch having uPVC double glazed doors to the front. Additional opaque, uPVC double glazed window to the side. step-up to a glazed inner door through to the Entrance Hallway.

Entrance Hall. A lovely Entrance into the property having an original wooden, Herringbone design, parquet floor. Staircase rises to the First Floor with a useful under stairs storage space. Door through to the Kitchen and a glazed door opens into the Lounge.

Lounge. A well-proportioned Reception Room having two, opaque, uPVC double glazed windows to the side elevation either side of the chimney breast. Herringbone design, parquet floor. Multi-paned door opens to the Sun Room. Glazed double doors open to the Dining Room.

Sun Room having uPVC double glazed windows and door opening to the Gardens.

Dining Room. another good-sized Reception Room having a uPVC double glazed window to the rear elevation providing views over the Garden. Herringbone design, parquet floor.

The Kitchen is fitted with a range of base and eye-level units with worktops over and inset, stainless steel sink unit. Ample space for additional freestanding appliances. uPVC double glazed window to the front elevation. Additional, opaque, uPVC double glazed window to the side. Opaque, leaded, uPVC double glazed door opens to the side. Wall-mounted, 'Worcester', gas central heating boiler.

First Floor Landing having a uPVC double glazed window to the front elevation to the Half Landing. Doors then open to the Three Bedrooms, Shower Room and Separate WC. Additional, opaque, uPVC double glazed window to the front elevation.

Bedroom One. An excellent-sized Double Bedroom having a uPVC double glazed window to the rear elevation providing views over the Garden.

Bedroom Two. Another good-sized Double Bedroom having a uPVC double glazed window to the rear elevation, again, overlooking the Gardens. Built-in wardrobes.

Bedroom Three having a uPVC double glazed window to the front elevation. Built-in wardrobe.

The Shower Room has been fitted with a walk-in shower enclosure with thermostatic shower. pedestal wash hand basin. Opaque, uPVC double glazed window to the side elevation.

Separate WC fitted with a low-level WC. Opaque, uPVC double glazed window to the front.

Outside to the front, the property is approached via a Driveway providing ample Off Street Parking. This continues down the side leading to the Detached brick-built Garage.

To the rear is a lovely established, broadly south facing, Private rear Garden.

A superb Family Home and offered For Sale with No onward Chain!

Approx Gross Floor Area = 1095 Sq. Feet
= 101.51 Sq. Metres

