



**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



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PROPERTY SALES AND RENTALS



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# 103 Marsland Road

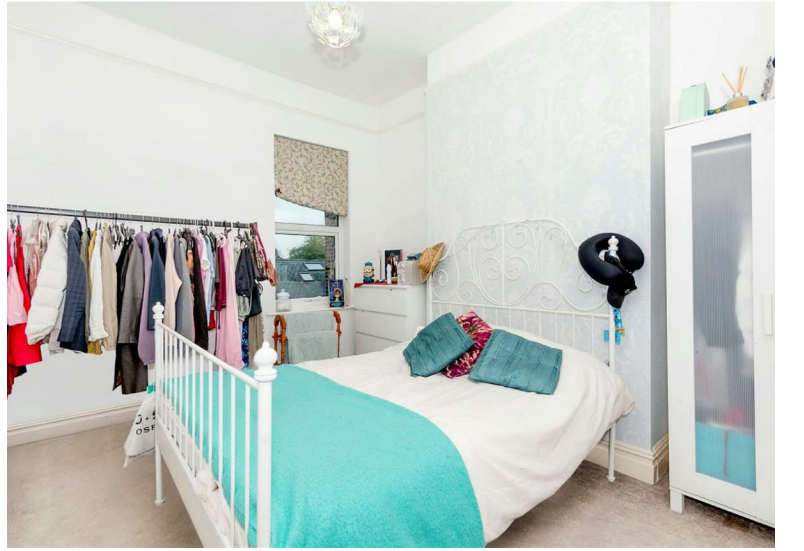
Sale, Cheshire, M33 3HS



£500,000

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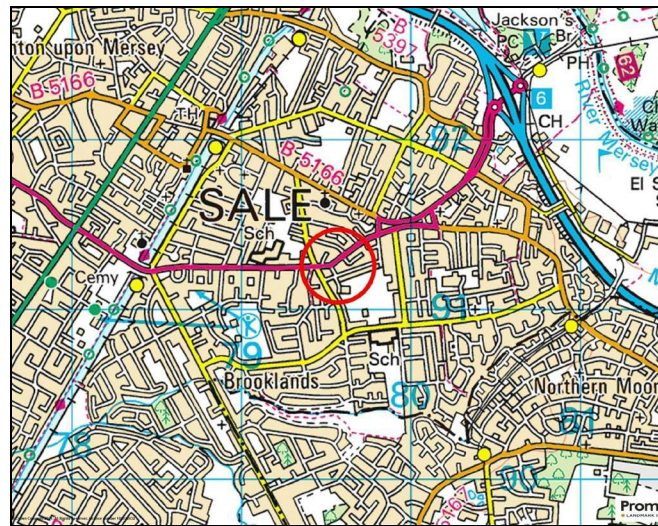


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## energy efficiency

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



# Overview

**\*\*NO CHAIN!!\*\* AN EXCELLENT SIZED FOUR BEDROOMED LARGER THAN AVERAGE PERIOD END TERRACE WITH OVER 1600 SQFT OF ACCOMMODATION. DRIVEWAY PARKING. LOVELY REAR GARDEN. GREAT LOCATION FOR SALE MOOR VILLAGE/SCHOOLS. LARGE CONVERTED CELLARS.**

Hall. Living Room. Dining Room. Breakfast Kitchen. LGF Sitting Room, Bedroom 4 + En Suite Shower. Three upper floor Bedrooms. Study Room. Bathroom. Enclosed rear Garden.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that 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, much upgraded and improved, Four Bedroomed Period End Terrace which offers over 1600 sqft of Accommodation over Four Floors including a superb Cellar Conversion.

The property has a modern interior, numerous period features throughout, gorgeous plantation shutters to the front elevation rooms and stylish contemporary design Kitchen and Bathroom fittings.

The location is popular, being ideally placed for several of the Local Schools including Sale Grammar and very convenient for Sale Moor Village which is literally just down the road.

The Cellars have been converted to provide two additional rooms, one being a Playroom/Sitting room and other being a Fourth Bedroom with En Suite Shower Room.

In addition to the Accommodation, there is driveway parking to the front and a lovely enclosed rear garden.

An internal viewing will reveal:

Entrance Hall having an opaque, glazed, composite front door with opaque, double glazed window above. Stripped wooden floors. Spindled staircase rises to the First Floor. Coved ceiling. Doors then provide access to the Lounge, Dining Room and Breakfast Kitchen.

Lounge. A superb, large Reception Room having a wide-angled, three-section, angled bay window to the front elevation with the half-height plantation shutters. Beautiful period fire surround to the chimney breast. Stripped wooden floors. Coved ceiling. Picture rail surround. Large opening into the Dining Room.

Dining Room. Another good-sized Reception Room having a uPVC double glazed window to the rear elevation. Coved ceiling. Picture rail surround.

Breakfast Kitchen. A stylish Kitchen, re-fitted with a range of contemporary, white-gloss-finish, handleless base and eye-level units with worktops over incorporating a large, 9'10' island unit which doubles-up as a Breakfast Bar. Inset, five ring, gas hob with an island unit with ceiling-mounted, stainless steel and glass extractor hood over. One and a half bowl stainless steel sink unit with mixer tap. Built-in, stainless steel fronted double oven with integrated microwave above. Integrated fridge freezer. Integrated dishwasher. Part-vaulted ceiling with two skylight windows and a set of uPVC double glazed French door open out to the rear Garden. Tiled floor. Inset spotlights to the ceiling. Door provides access down to the Lower Ground Floor.

## Lower Ground Floor

The Cellars have been converted to provide excellent, additional living space and having a superb head height.

Sitting Room having a uPVC double glazed window to the rear elevation. Inset spotlights to the ceiling. Door through to Bedroom Four.

Bedroom Four. An excellent-sized Bedroom having a uPVC double glazed window to the front elevation. Door opens to useful wardrobe cupboard and a further door opens to the En Suite Shower Room.

A stylish Shower Room fitted with a contemporary suite comprising of: enclosed shower cubicle with thermostatic shower, wall-hung wash hand basin, low-level WC. Wall-mounted, heated, polished chrome towel rail. Tiled floor. Tiled walls.

First Floor Landing having a spindled balustrade to the return of the staircase opening. A further spindled staircase rises to the Second Floor. Panelled doors then open to Two of the Bedrooms, Family Bathroom and useful Study.

Bedroom One. A magnificent, large Double Bedroom having a wide-angled, three-section, bay window to the front elevation with half-height window shutters, plus, an additional, uPVC double glazed window to the front, again with half-height plantation shutters. Period, cast-iron fire surround to the chimney breast. Coved ceiling. Picture rail surround.

Bedroom Two. Another good-sized Double Bedroom having a uPVC double glazed window to the rear elevation. Picture rail surround. Study having a uPVC double glazed window to the side elevation.

Family Bathroom fitted with a suite comprising of: freestanding, clawfoot, roll-top bath with floor-mounted mixer taps, separate enclosed shower cubicle with thermostatic shower, low-level WC, pedestal wash hand basin. Wall-mounted, heated, polished chrome towel rail. inset spotlights to the ceiling. Opaque, uPVC double glazed window to the rear elevation.

Second Floor Landing having a panelled door opening Bedroom Three.

Bedroom Three. A good-sized Double Bedroom having a uPVC double glazed window to the rear elevation overlooking the Gardens.

Outside to the front there is driveway parking to the front.

To the rear there is a lovely enclosed rear garden.

NO CHAIN!

Approx Gross Floor Area = 1616 Sq. Feet  
= 150.13 Sq. Metres

