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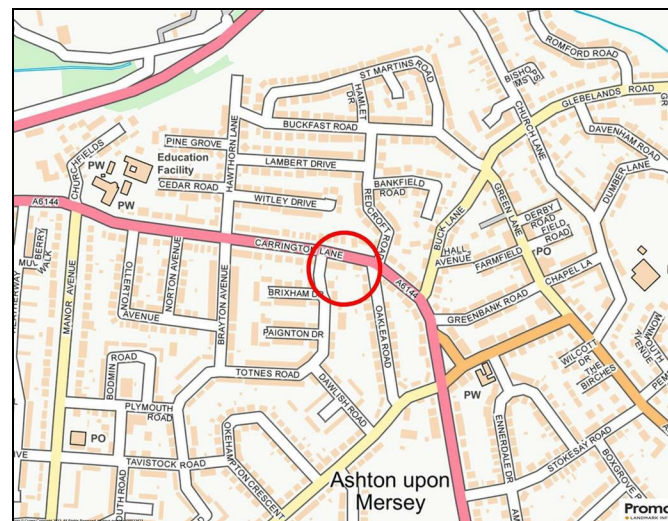
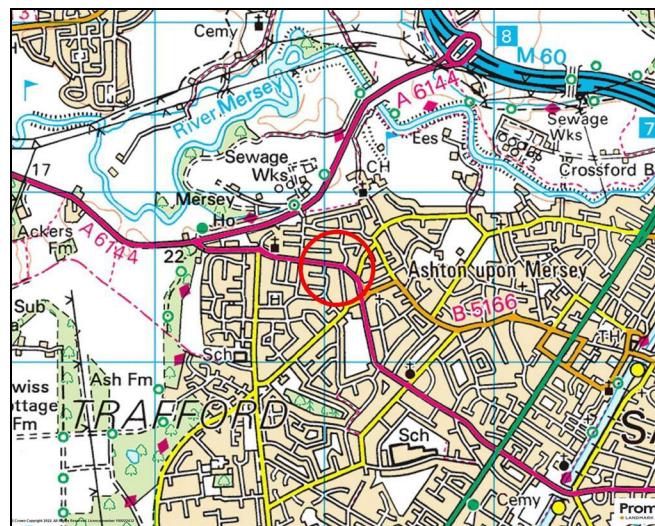


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energy efficiency

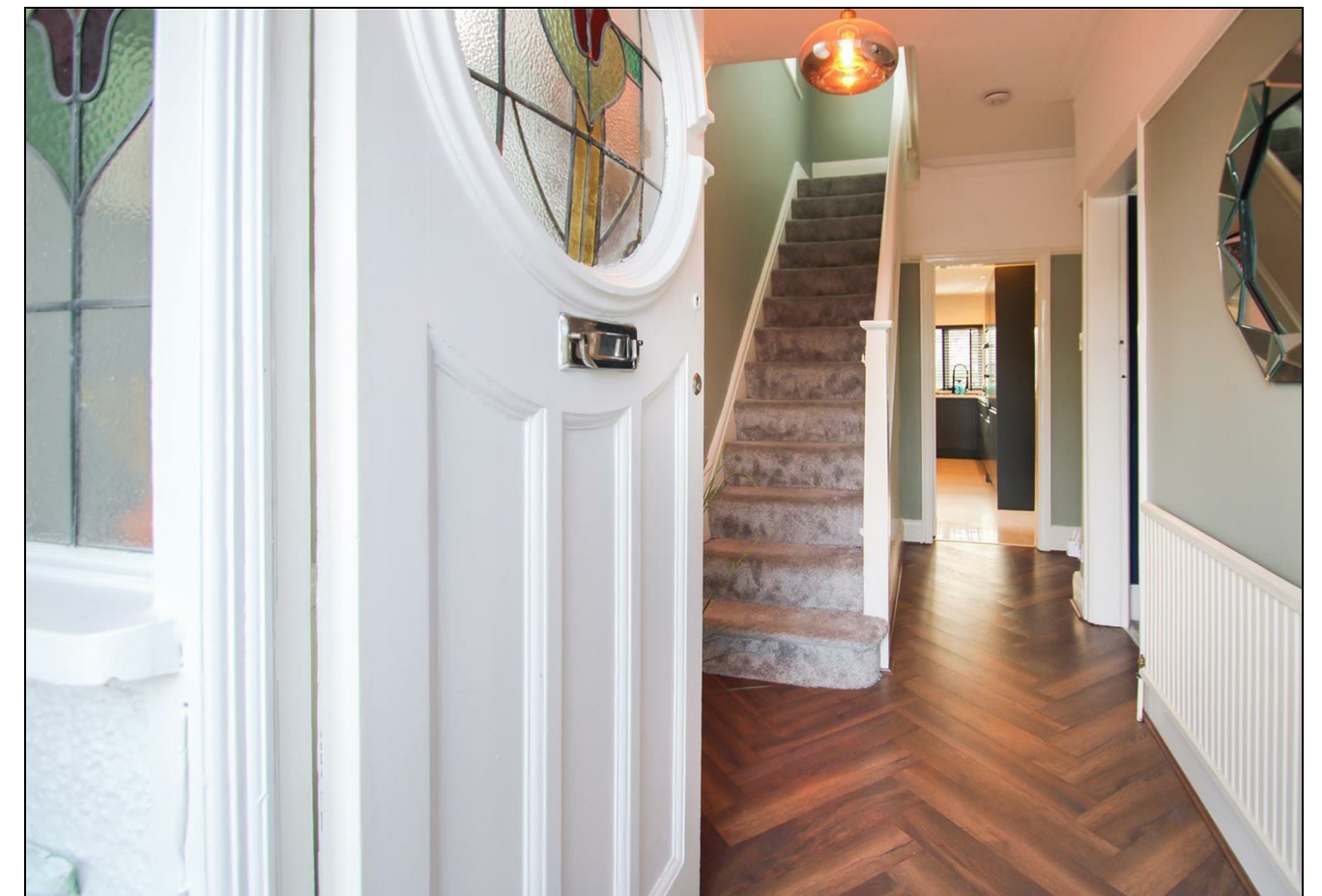
In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



Overview

A BEAUTIFULLY APPOINTED, MUCH UPGRADED AND IMPROVED, THREE BEDROOMED SEMI-DETACHED FAMILY HOME WITH EXCELLENT SIZED GARDEN IN A POPULAR LOCATION CLOSE TO ASHTON VILLAGE.

1105sqft. Porch. Hall. Sitting Room. Extended Family Room and Dining Area. Re-fitted Breakfast Kitchen. Three Bedrooms. Shower Room. Driveway. Garage. Superb Gardens.



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.

in detail

An impressive, comprehensively upgraded and improved, Three Bedroomed Semi-Detached with Accommodation extending to over 1100 sqft.

The property offers excellent-sized rooms throughout and enjoys an excellent-sized, broadly South facing, rear Garden.

The location is ideal, being within an easy reach of the Town Centre and Ashton on Mersey Village and in a great location for popular Schools.

Internally, the property has been transformed with extensive re-decoration, replacement floor coverings as well as contemporary Kitchen and Bathroom fittings. The property has also been granted planning permission for a two storey extension.

In addition to the Accommodation, there is ample Driveway Parking, Garage and superb Gardens.

An internal viewing will reveal:

Entrance Porch having a glazed, panelled front door. Step-up to an original, leaded and stained glass inner door with matching leaded and stained glass windows flanking both sides.

Entrance Hall. A fabulous Entrance into the property having a staircase rising to the First Floor. Window to the side elevation. Herringbone-design flooring. Picture rail surround. Doors then open to the Sitting Room, Lounge and Breakfast Kitchen.

Sitting Room. A well-proportioned Reception Room having a uPVC double glazed, square bay window to the front elevation. Coved ceiling. Picture rail surround.

Lounge/Dining Room. A wonderful, large, extended Reception Room having a set of three-paned, bi-folding doors opening out onto the rear Garden. Continuation of the Herringbone-design flooring. Coved ceiling. Attractive, cast iron, woodburning stove set within a hollowed-out chimney breast with beam above.

A stylish Breakfast Kitchen, recently re-fitted with an extensive range of contemporary, handleless fronted, matte-finish base and eye-level units with polished worktops over and inset, one and a half bowl sink unit with mixer tap. Built-in, electric double oven. Space and plumbing suitable for a washing machine and dryer.

First Floor Landing having a uPVC double glazed window to the Half Landing. Doors then provide access to the Three Bedrooms and Family Bathroom. Picture rail surround.

Bedroom One. A well-proportioned Double Bedroom having a uPVC double glazed window to the rear elevation providing views over the Garden. Picture rail surround.

Bedroom Two. Another good-sized Double Bedroom having a uPVC double glazed window to the front elevation.

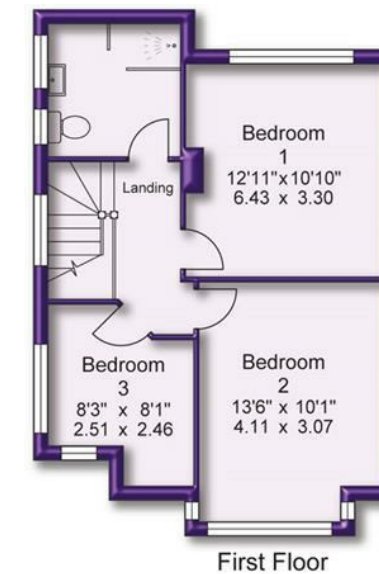
Bedroom Three having a uPVC double glazed window to the side elevation, plus, an additional smaller window to the front.

The Shower Room is re-fitted with a contemporary suite comprising of: walk-in shower enclosure with thermostatic shower. Twin drawer vanity sink unit. Enclosed cistern WC. Two, opaque, uPVC double glazed windows to the side elevation.

Outside to the front, the property has a deep frontage – well set back from the road with Driveway providing ample Off Street Parking. There are then double gates at the side of the property leading to the rear garden and Detached Garage.

To the rear, the property enjoys a fabulous, large, established broadly south facing lawned Garden with large paved Patio.

A stylish property with a superb Garden.



Approx Gross Floor Area = 1105 Sq. Feet
= 102.43 Sq. Metres

