



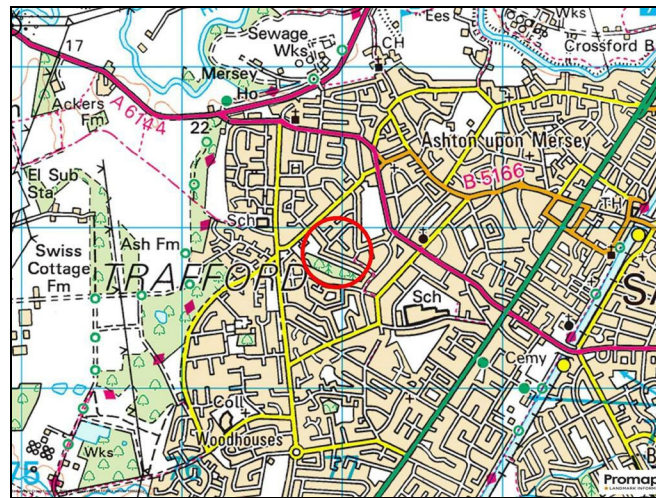
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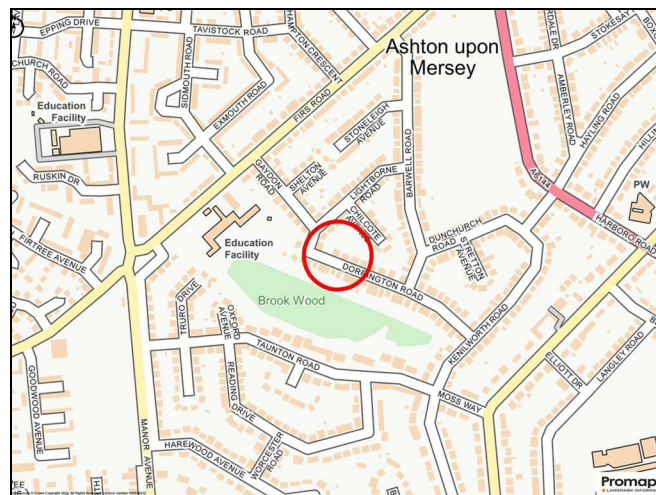


INDEPENDENT ESTATE AGENTS

# 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/ A56 and continue along for 0.4 miles. Turn right at the traffic lights onto Harboro Way/ A6144 and after 0.5 miles, turn left onto Kenilworth Road and proceed along. Turn right onto Dorrington Road 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)

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

## 42 Dorrington Road Sale, Cheshire, M33 5EB



**\*\*BEST & FINAL OFFERS IN WRITING BY WEDS 9TH MARCH 1PM\*\*A SUPERB THREE BEDROOMED SEMI DETACHED LOCATED ON THIS VERY DESIRABLE ROAD. POPULAR LOCATION FOR SCHOOLS. DRIVEWAY + GARAGE. EXCELLENT SIZED ESTABLISHED REAR GARDEN. 1115SQFT.**

**PORCH. HALL. LOUNGE. DINING ROOM. CONSERVATORY. KITCHEN. THREE BEDROOMS. FAMILY BATHROOM. DRIVEWAY PARKING. GARAGE. ESTABLISHED GARDENS. NO CHAIN!**

**£385,000**

# in detail



A well-presented, Three Bedroomed Semi-Detached which enjoys a lovely position on this very desirable road.

The property is arranged over Two Floors with the Accommodation extending to some 1115 sqft providing a Hall, WC, Lounge, Dining Area, Conservatory, Kitchen to the Ground Floor and Three Bedrooms and a Family Bathroom to the First Floor.

**\*\*BEST & FINAL OFFERS IN WRITING BY WEDS 9TH MARCH 1PM\*\***

The property is located within this popular neighbourhood close to several of the popular Schools.

In addition to the Accommodation, there is Driveway Parking and a beautiful, Private rear Garden.

This property is offered For Sale with No Chain!

An internal viewing will reveal:

Entrance Porch with a uPVC double glazed front door. Step-up to a glazed panelled door through to the Entrance Hallway.

Entrance Hallway having a glazed front door with windows flanking both sides. Staircase rises to the First Floor. Doors through to the Lounge and Kitchen.

Lounge. An excellent-sized Reception Room having a uPVC double glazed bay window to the front elevation. Coved ceiling. Opening into the Dining Area.

Dining Area having a set of sliding Patio doors leading to the Conservatory with a door opening onto the rear Garden.

A good-sized Kitchen fitted with a range of base and eye-level units with worktops over and inset stainless steel sink unit with mixer tap. Space for freestanding appliances. uPVC double glazed window to the rear elevation overlooking the Gardens.

First Floor Landing having a spindled balustrade to the return of the staircase opening. Opaque, uPVC double glazed window to the side elevation. Doors then open to the Three Bedrooms and Bathroom.

Bedroom One. An excellent-sized Double Bedroom having a uPVC double glazed bay window to the front elevation. Built-in double wardrobes.

Bedroom Two. Another good-sized Bedroom having a uPVC double glazed window to the rear elevation overlooking the Gardens.

Bedroom Three having a uPVC double glazed window to the front elevation. Loft Access point.

The Bedrooms are served by a Family Bathroom comprising of: bath with thermostatic shower over and glazed screen, wash hand basin with built-in storage below and WC. Extensive tiling to the walls. Opaque window to the rear elevation.

Externally, the property is approached via a Driveway which is paved to offer Off Road Parking across the front which continues down the side of the property to a Detached Garage.

To the rear, there is a beautiful Private Garden, mainly laid to lawn with stocked borders, enclosed within timber fencing and hedging.

Always popular houses!



Approx Gross Floor Area = 1115 Sq. Feet  
= 103.36 Sq. Metres

