



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



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

6 Cranleigh Drive

Brooklands, Sale, Cheshire, M33 3PL



£440,000

www.watersons.net

www.watersons.net





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

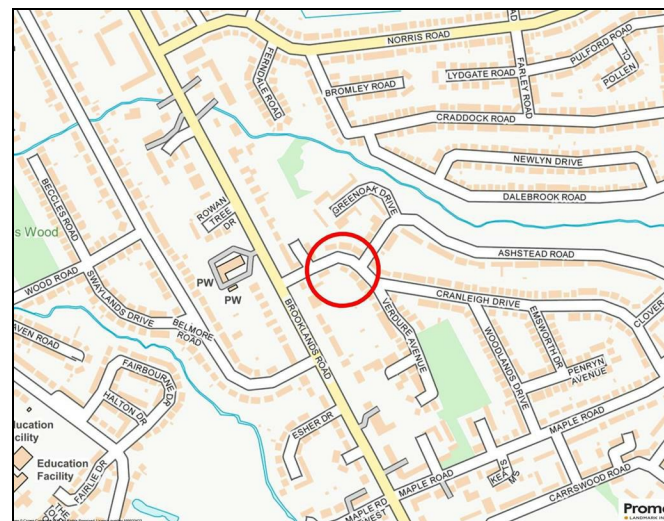
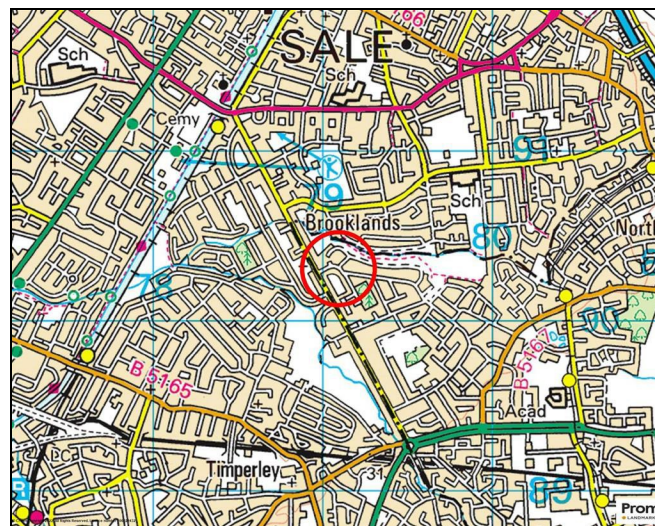


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

****BEST & FINAL OFFERS IN WRITING BY WEDS 9TH MARCH 1PM****A SUPERBLY PRESENTED, EXTENDED AND UPGRADED, THREE BEDROOMED SEMI DETACHED WHICH ENJOYS A SUPERB WIDE FRONTAGE WITH LARGE DET GARAGE. EXTENDED KITCHEN. PRIVATE REAR GARDEN. IDEAL LOCATION JUST OFF BROOKLANDS ROAD.

Hall. Sitting Room. Lounge. Extended Dining Kitchen. Three Bedrooms. Bathroom. Ample Driveway Parking. Large Detached Garage. Private rear Garden.

CONTACT SALE 0161 973 6688



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

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

A superbly-presented, extended and upgraded, Three Bedroomed Semi-Detached which offers over 1000 sqft of Accommodation.

The property is ideally located on this popular road, just off Brooklands Road and within an easy reach of the Metrolink.

Internally, the property has been tastefully upgraded with modern Kitchen and Bathroom fittings and has numerous period features including: internal, stripped panelled doors, fireplaces, picture rails and coved ceilings.

In addition to the Accommodation, the property has a superb, wide frontage with ample Parking and a large Detached Garage. To the rear, is a lovely, established Private Garden.

An internal viewing will reveal:

Entrance Porch having an opaque, glazed double doors to the front with arched window above. Step-up to an opaque, leaded, panelled door through to the Entrance Hallway.

Entrance Hallway having stripped panelled doors providing access to the Lounge, Sitting Room and Dining Kitchen. Large, open understairs space with uPVC double glazed window to the side elevation. Spindled staircase rises to the First Floor. Coved ceiling. Picture rail surround.

Sitting Room. A well-proportioned Reception Room having a uPVC double glazed bay window to the front elevation. Attractive fireplace feature to the chimney breast with living flame, coal-effect gas fire. Coved ceiling. Picture rail surround.

Lounge. Another excellent-sized Reception Room having an angled, uPVC double glazed bay window with French doors opening out onto the rear Garden. Attractive, hollowed-out chimney breast feature with cast iron woodburning stove. Coved ceiling. Picture rail surround.

A wonderful, large Family Dining Kitchen with plenty of space for a dining table. The Kitchen itself is fitted with a range of contemporary, white-gloss-finish base and eye-level units with chrome handles and worktops over with inset, stainless steel sink unit with mixer tap. Built-in, stainless steel fronted electric oven with four ring hob. Wall-mounted, 'Worcester', gas central heating boiler concealed within one of the cupboards. Space and plumbing suitable for a washing machine. Integrated dishwasher. Ample space for an American-style fridge freezer. The room enjoys plenty of natural light having five uPVC double glazed windows across the side and rear providing views over the Garden. There is then a set of uPVC double glazed French doors opening out onto the rear. Part-vaulted ceiling with large, skylight Velux window.

First Floor Landing having a spindled balustrade to the return of the staircase opening. uPVC double glazed window to the side elevation. Stripped panelled 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. Original, Art-Deco-style fire surround to the chimney breast. Picture rail surround.

Bedroom Two. Another good-sized Double Bedroom having a uPVC double glazed window to the rear elevation providing views over the Garden. Period, cast iron fire surround to the chimney breast. Picture rail surround. Large Loft access point with pull-down ladder.

The Loft has been boarded to provide excellent additional storage space.

Bedroom Three having a uPVC double glazed window to the front elevation. Picture rail surround.

The Bathroom has been re-fitted with a contemporary suite comprising of: deep panelled bath with thermostatic shower over and fitted glass shower screen, wall-hung vanity sink unit, enclosed cistern WC. Two, opaque, uPVC double glazed windows to the side elevation. Wall-mounted, heated, polished, chrome towel rail. Tiled floor.

Outside, to the rear, is a lovely, established Private Garden.

Approx Gross Floor Area = 1039 Sq. Feet
= 96.32 Sq. Metres

