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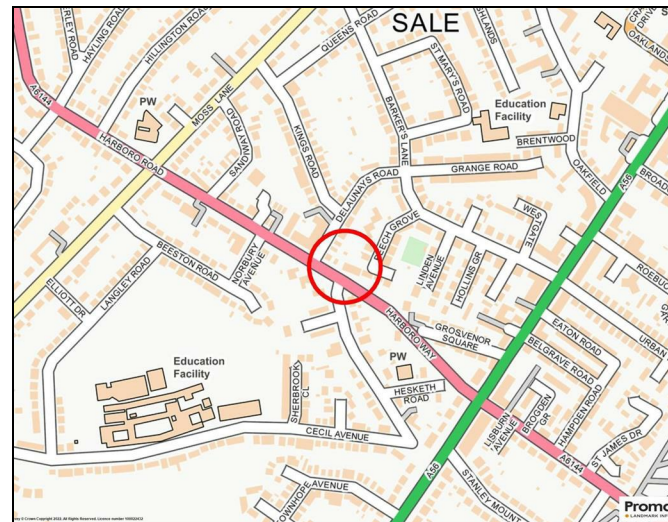
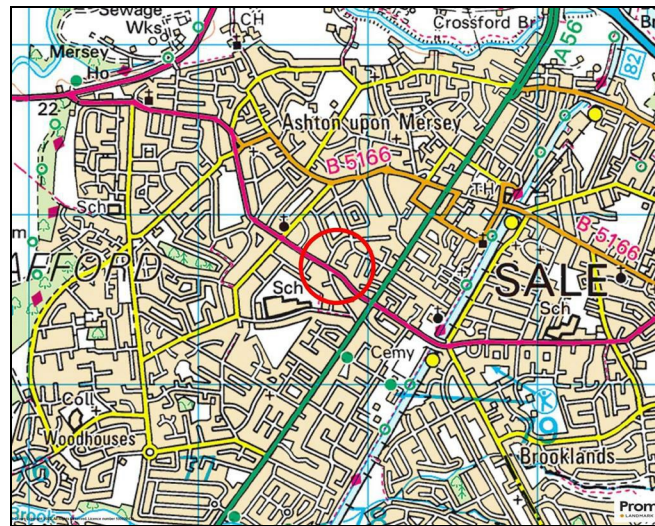


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

A BEAUTIFULLY APPOINTED PERIOD END TERRACE FAMILY HOME, COMPREHENSIVELY UPGRADED AND IMPROVED, OVER FOUR FLOORS WITH LOFT + CELLAR CONVERSIONS. FANTASTIC GARDEN. 1439sqft.

Porch. Hall. Lounge. Dining Room. Kitchen. Three Bedrooms. Converted Cellar/Playroom. Two Baths/Shower. Fabulous Garden.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures 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

A wonderful, comprehensively upgraded and improved, Period End Terrace which offers over 1450 sqft of Accommodation over Four Floors including superb Loft and Cellar conversions.

Internally, the property has good-sized rooms throughout, modern interior, re-plastering and neutral re-decoration, replacement contemporary design Kitchen and Bathroom fittings.

The location is popular, being ideally placed just off Barkers Lane, perfect for the Town Centre and several of the Local Schools.

In addition to the Accommodation, there is an excellent-sized lawned Garden which runs across the back and side of the property.

An internal viewing will reveal:

Entrance Hall having an opaque, glazed front door. Coved ceiling. Staircase rising to the First Floor. Doors then open to the Lounge and Dining Room.

Lounge. A superb, large Reception Room having a square bay window to the front elevation with two sash windows to the front elevation. Hollowed-out chimney breast feature. Coved ceiling.

Dining Room. Another good-sized Reception Room having uPVC double glazed windows to the rear and side elevation. Hollowed-out chimney breast feature. Opening into the Kitchen.

A good-sized Kitchen fitted with a range of modern, gloss-finish, base and eye-level units with chrome handles and worktops over with inset, stainless steel sink unit with mixer tap. Built-in electric oven with four ring hob and stainless steel extractor hood over. Integrated dishwasher. Ample space for an American-style fridge freezer. Two windows to the side elevation overlooking the Gardens. Panelled door opens to outside. Inset spotlights to the ceiling. Door and stairs provide access to the Lower Ground Floor.

Lower Ground Floor

The Cellars have been converted to provide excellent, additional Living Space having a useful Utility Space and plumbing for a washing machine. Door through to the Main Converted Cellar Room.

Study/Playroom having a uPVC double glazed window to the front elevation. Built-in, useful storage cupboards. Inset spotlights to the ceiling. Door through to a En Suite WC.

En Suite WC fitted with a low-level WC. Wash hand basin.

First Floor Landing having a spindled balustrade to the return of the staircase opening. A further spindled staircase rises to the Second Floor. Inset spotlights to the ceiling. Doors then provide access to Two of the Double Bedrooms and Family Bathroom.

Bedroom Two. A wonderful, large Double Bedroom having a uPVC double glazed window to the front elevation. Built-in wardrobes with sliding doors across one wall. Inset spotlights to the ceiling.

Bedroom Two. Another good-sized Double Bedroom having a sash window to the rear elevation overlooking the Gardens. Inset spotlights to the ceiling.

A large Family Bathroom, re-fitted with a contemporary white suite with chrome fittings comprising of: curved, double-ended bath with wall-mounted mixer taps, separate, large, walk-in shower enclosure with thermostatic shower, vanity sink unit, enclosed cistern WC. Wall-mounted, heated, polished chrome towel rail. Opaque, uPVC double glazed window to the rear elevation. Inset spotlights to the ceiling.

Second Floor Landing having doors providing access to Bedroom One and Shower Room. uPVC double glazed window to the rear elevation.

Bedroom One. A fabulous, large, Converted Loft Bedroom having three, skylight Velux windows to the rear elevation. Inset spotlights to the ceiling. Custom-made, gloss-finish, handleless wardrobes.

The Shower Room has been fitted with a contemporary white suite with chrome fittings comprising of: walk-in shower enclosure with thermostatic shower, low-level WC, wall-hung wash hand basin. Opaque, uPVC double glazed window to the rear elevation. Wall-mounted, heated, polished chrome towel rail.

Outside, the property enjoys a much larger than average Garden for this type of property, mostly laid to lawn with paved Patio Area and some borders surrounding.

Approx Gross Floor Area = 1493 Sq. Feet
= 138.70 Sq. Metres

