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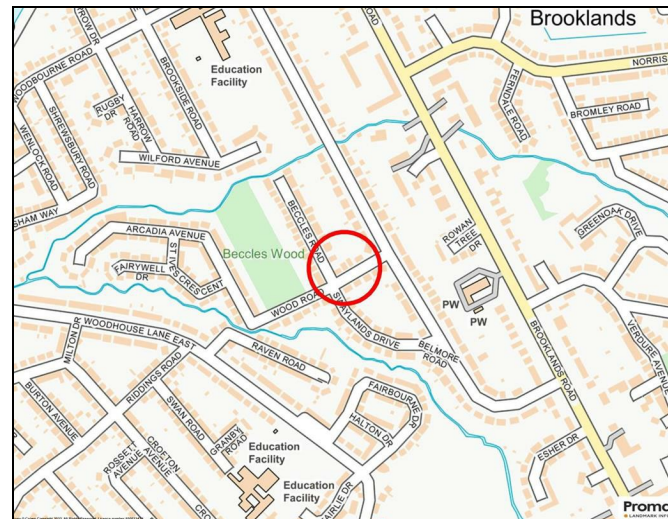
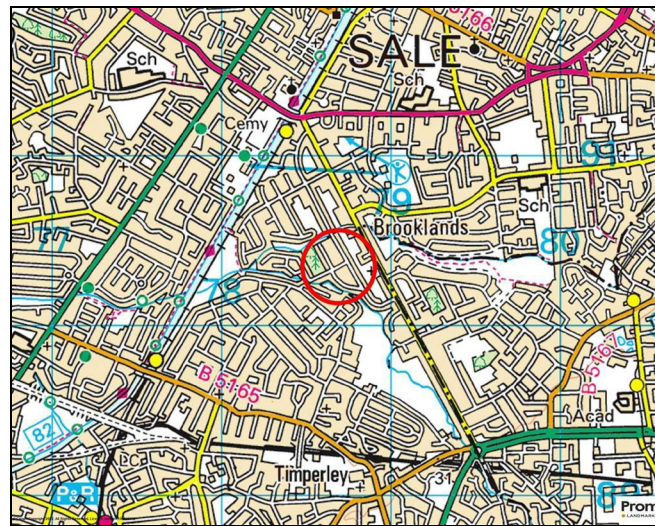


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A SUPERB, COMPREHENSIVELY UPGRADED, FOUR BEDROOMED DETACHED OFFERING OVER 1700SQFT. CONTEMPORARY DESIGN FITTINGS. JUST OFF FRAMINGHAM ROAD. PERFECT FOR BROOKLAND PRIMARY!

Hall. WC. Lounge. Sitting Room. Playroom/Study. Breakfast Kitchen. Utility. Large Conservatory Dining Room. Four Bedrooms. Two Bath/Shower Rooms - One En Suite. Bed 1 with Dressing Room. Ample Parking. Lovely established 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

A superb, comprehensively upgraded, Four Bedroomed Detached offering wonderful Family Accommodation extending to over 1700 sqft.

The property has been greatly enhanced, having a stylish modern interior, neutral re-decoration, glass and oak staircase and modern Kitchen and Bathroom fittings.

Just off Framingham Road, the location is perfect, ideal for several of the sought after Schools including Sale Grammar and Brooklands Primary as well as being within an easy reach of the Metrolink at Brooklands.

Externally, the property has ample Driveway Parking and a lovely, established rear Garden.

There is current planning permission granted in 2021 for a single storey rear extension - ref number 105396/HHA/21.

An internal viewing will reveal:

Recess Porch with step-up to an opaque, uPVC double glazed front door with windows flanking both sides and above.

Entrance Hallway having an oak, glass, contemporary-design staircase rising to the First Floor. Contemporary oak doors then provide access to the Study, Lounge and Breakfast Kitchen. A further door opens to the Ground Floor WC.

Study/Playroom. A lovely Third Reception Room having a uPVC double glazed, deep-sill, angled bay window to the front elevation.

Ground Floor WC fitted with a low-level WC. Corner, circular sink unit. Tiled floor. Part-tiled walls.

Lounge. A superb, large Reception Room having a wide, uPVC double glazed bay window to the front elevation. Custom-built, contemporary-design media unit with stylish glass box remote control fire by 'Bellfires' with television above. Coved ceiling. Door through to the Sitting Room

Sitting Room. A good-sized Reception Room having Open Plan into the Conservatory/Dining Room.

Breakfast Kitchen. A stylish Kitchen fitted with an extensive range of base and eye-level units with chrome handles and granite worktops over with inset one and a half bowl sink unit with mixer tap. Ample space for a range cooker (maybe available subject to further negotiation) with oversized, Rangemaster extractor hood over. Integrated larder fridge. Integrated dishwasher. Useful Breakfast Bar Area. uPVC double glazed window to the rear elevation overlooking the Gardens. Glazed oak door opens to the Conservatory/Dining Room. Door opens to the Utility Room. Inset spotlights to the ceiling.

Utility Room having space and plumbing suitable for a washing machine. Wall-mounted, 'Worcester', gas central heating boiler. Opaque, uPVC double glazed door opens to outside. Fitted worktop.

Conservatory/Dining Room. A large timber-framed Conservatory with double glazed windows overlooking the Gardens and set of hardwood, double glazed French doors opening out to the rear. Large opening into the Sitting Room.

First Floor Landing having an oak and glass balustrade to the return of the staircase opening. Contemporary-design, oak doors then open to the Four Bedrooms and Family Bathroom. Picture rail surround. Inset spotlights to the ceiling. Large Loft access point.

Bedroom One. A well-proportioned Double Bedroom having a deep-sill, angled, uPVC double glazed bay window to the front elevation. Coved ceiling. Door through to the Dressing Room.

Dressing Room having fitted double wardrobe with matching Dressing Table Area. Further deep, full-height wardrobe cupboard with sliding mirrored doors. Opaque, uPVC double glazed window to the side elevation. Door through to the En Suite Shower Room.

The En Suite Shower Room is fitted with a contemporary white suite comprising of: enclosed shower cubicle with thermostatic shower, low-level WC, vanity sink unit. Opaque, uPVC double glazed window to the rear elevation. Part-tiled walls. Tiled floor. Inset spotlights to the ceiling. Wall-mounted, heated, polished, chrome towel rail.

Bedroom Two. Another excellent-sized Double Bedroom having a uPVC double glazed bay window to the front elevation. Built-in wardrobe across one wall. Picture rail surround. Coved ceiling.

Bedroom Three. Another superb Double Bedroom having a uPVC double glazed window to the rear elevation providing views over the Garden. Coved ceiling. Picture rail surround.

Bedroom Four having a deep-sill, angled bay window to the front elevation. Useful built-in wardrobes and doors. Picture rail surround. Coved ceiling.

A stylish Family Bathroom fitted with a contemporary suite comprising of: double-ended, tiled panelled bath with central chrome mixer taps. Separate, large, walk-in shower enclosure with thermostatic shower, enclosed cistern WC, vanity sink unit. Further wall-mounted, Bathroom cabinets. Wall-mounted, heated, polished chrome towel rail. Tiled floor with 'warm-up' underfloor heating. Inset spotlights to the ceiling. Opaque, uPVC double glazed window to the rear elevation.

A stylish Family Bathroom fitted with a contemporary suite comprising of: double-ended, tiled panelled bath with central chrome mixer taps. Separate, large, walk-in shower enclosure with thermostatic shower, enclosed cistern WC, vanity sink unit. Further wall-mounted, Bathroom cabinets. Wall-mounted, heated, polished chrome towel rail. Tiled floor with 'warm-up' underfloor heating. Inset spotlights to the ceiling. Opaque, uPVC double glazed window to the rear elevation.

Outside to the rear, the property enjoys a lovely enclosed lawned Garden with block-paved Patio Area.

Always a popular place to live!

Approx Gross Floor Area = 1709 Sq. Feet
= 158.77 Sq. Metres

