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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

11 Shenton Park Avenue

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£350,000

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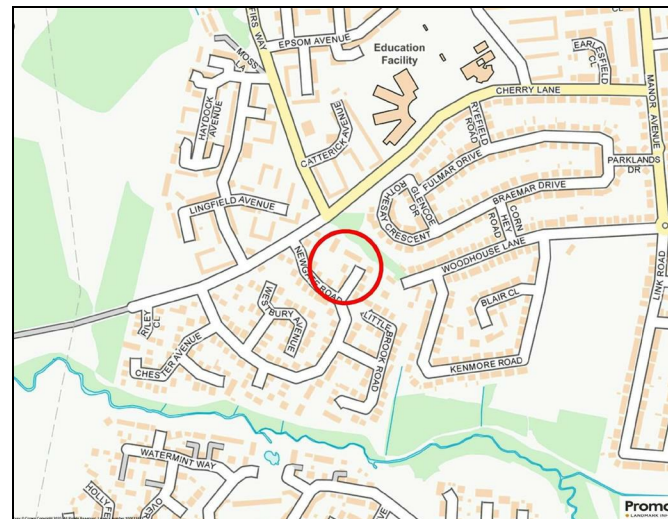


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

****BEST & FINAL OFFERS MUST BE SUBMITTED IN WRITING VIA EMAIL - SALE@WATERSONS.NET BY THURSDAY 11TH AUGUST 2022 AT 12 NOON** AN IMMACULATE THREE BEDROOMED SEMI DETACHED WHICH HAS BEEN TASTEFULLY UPGRADED AND EXTENDED. RE FITTED KITCHEN. POPULAR CUL DE SAC LOCATION. DRIVEWAY AND PRIVATE LANDSCAPED REAR GARDEN.**

Extended Hall. Lounge. Dining Kitchen. Fantastic 'Orangery' style Family Room extension. Three Bedrooms. Bathroom. Lovely private rear garden. Driveway parking. NO CHAIN!

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 superbly-presented, extended and upgraded, Three Bedroomed Semi-Detached which offers over 900 sqft of Accommodation.

The property is located on a lovely cul de sac within this popular neighbourhood and enjoys one of the better positions on the Development.

Internally, the property benefits from neutral redecoration, uPVC double glazing, re fitted kitchen, modern Bathroom fittings and a fantastic, large 'Orangery'-style Family Room Extension.

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

An internal viewing will reveal:

Entrance Hall. An extended Entrance Hallway having an opaque, leaded, composite front door with opaque, uPVC double glazed windows flanking both sides. Additional, opaque, uPVC double glazed window to the side elevation. Glazed double doors open to the Lounge. Staircase rises to the First Floor.

Lounge. An excellent-sized Reception Room having a deep-sill, uPVC double glazed bow window to the front elevation. Attractive fireplace feature to one wall. Door opens to a useful, under stairs storage cupboard. Coved ceiling. Solid oak doors open to the Dining Kitchen.

An excellent-sized Dining Kitchen split into distinctive Kitchen and Dining Areas. The Kitchen has been recently re fitted with a range of modern base and eye-level units with chrome handles and worktops over with inset, one-and-a-half bowl sink unit with mixer tap. Built in oven with five ring gas hob and extractor hood over. Ample space for a range of freestanding appliances. Tiled floor in the Kitchen Area. uPVC double glazed window to the side elevation. There are then two separate openings into the Family Room 'Orangery' Extension.

Family Room. A wonderful, large addition to the property having uPVC double glazed windows and French doors opening out to the Garden. Large, raised Atrium within the centre part of the room with inset spotlights around the perimeter. Continuation of the tiled floor.

First Floor Landing having a uPVC double glazed window to the side elevation. Spindled balustrade to the return of the staircase opening. Doors then provide access to the Three Bedrooms and Bathroom. Loft access point.

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

Bedroom Two. Another good-sized Double Bedroom having a uPVC double glazed window to the rear elevation providing views over the Garden. Built-in wardrobe cupboard and dressing table. Door provides access to a useful storage cupboard.

Bedroom Three having a uPVC double glazed window to the front elevation. Opening provide access to a useful storage cupboard.

The Bathroom is fitted with a modern white suite with chrome fittings comprising of panelled bath with electric shower over and fitted shower screen, low-level WC, pedestal wash hand basin. Tiled walls. Opaque, uPVC double glazed window to the rear elevation.

Outside to the front, the property is approached via a good-sized paved Driveway proving ample Off Street Parking.

To the rear, the property enjoys a lovely, enclosed Garden which has stone paved patio area alongside Astro turf, this continues down the side of the house which is part covered.

A superb Family Home!

Approx Gross Floor Area = 950 Sq. Feet
= 88.07 Sq. Metres

