



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

1 Irlam Road

Sale, Greater Manchester, M33 2BH



Offers Over £600,000

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

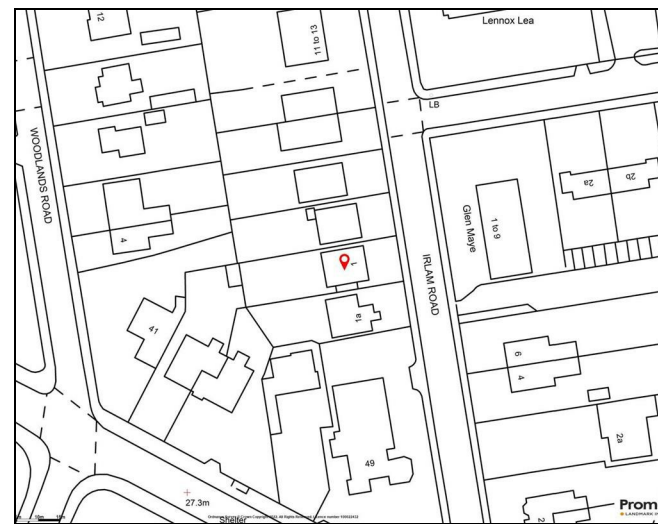
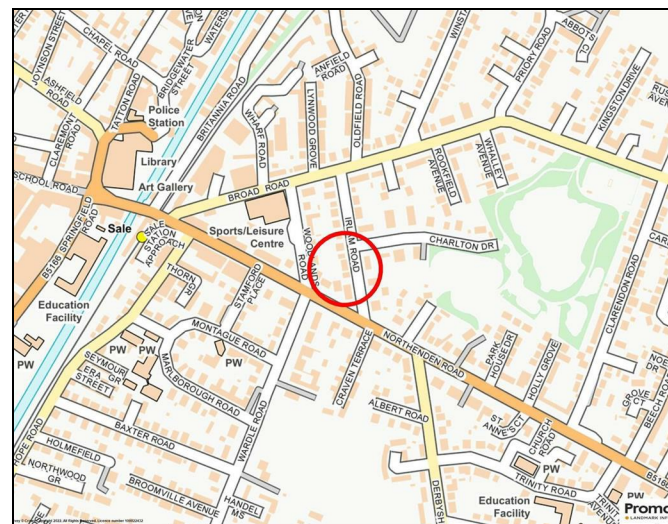
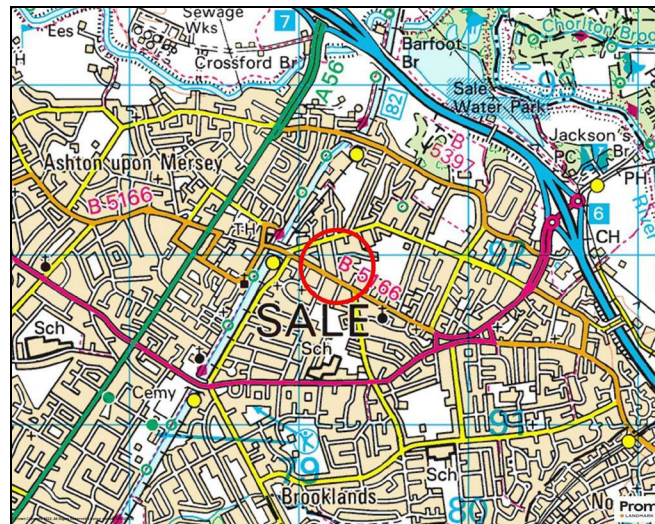


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

A SUPERBLY PROPORTIONED, COMPREHENSIVELY EXTENDED, FOUR BEDROOMED FAMILY DETACHED WHICH OFFERS OVER 1400SQFT OF ACCOMMODATION BEAUTIFUL ESTABLISHED REAR GARDEN. PERFECT FOR SEVERAL OF THE LOCAL SCHOOLS AND THE TOWN CENTRE.

Hall. WC. Lounge. Dining Room. Breakfast Kitchen. Four good sized Bedrooms. Bathroom. Driveway. Garage. Superb 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

An impressive, comprehensively extended, Four Bedroomed Family Detached offering over 1400 sqft of accommodation.

The location is ideal, being on a popular perfect for the Town Centre, Local Schools and the open space of Worthington Park just around the corner.

In addition to the Accommodation, there ample driveway Parking, Garage and an excellent sized established rear Garden.

An internal viewing will reveal:

Entrance Porch, having multi-paned double doors to the front. Tiled floor. Step-up to an opaque, glazed inner door through to the Entrance Hall.

Entrance Hall, having a staircase rising to the First Floor. Doors then open to useful storage cupboard and Ground Floor WC. Further doors then open to the Lounge and Dining Kitchen.

Lounge. A well-proportioned Reception Room, having a window to the front elevation. Coved ceiling. Fireplace feature to one wall. Sliding multi-paned doors through to the Dining Room.

Dining Room. Another good-sized Reception Room, having a window to the rear elevation providing lovely views over the Gardens.

Dining Kitchen. A large extended Family Kitchen with plenty of space for a table. The Kitchen itself is fitted with a range of modern base and eye-level units with worktops over and inset, one and a half bowl sink unit with mixer tap. Built-in, 'AEG' electric oven with four ring gas hob. Ample space for a range of freestanding appliances. Wall-mounted, 'Potterton', gas central heating boiler. Opaque, uPVC double glazed door opens to outside and a uPVC double glazed window provides views over the Gardens.

First Floor Landing, having doors opening to the Four Bedrooms, Bathroom and Separate WC. Large Loft access point with pull-down ladder. The Loft provides excellent, additional storage space.

Bedroom One. A superb, large Double Bedroom, having an oversized wide window to the rear elevation providing fabulous views over the rear Garden. Additional window to the front.

Bedroom Two. Another good-sized Bedroom, having a window to the front elevation.

Bedroom Three, having two windows to the front elevation, plus an additional window to the side.

Bedroom Four, having a window to the rear elevation, providing lovely views over the rear Garden.

The Bathroom is fitted with a suite, comprising of: panelled bath with thermostatic shower over, vanity sink unit. Opaque window to the rear elevation. Airing cupboard.
Separate WC fitted with a low-level WC.

Outside to the front the property is approached via a gated driveway providing ample parking. This then leads to the Garage. There is access down the side via a gate leading to the rear.

To the rear there is a superb established garden, mostly laid to lawn with borders surrounding and original greenhouse building to one side.

A fantastic family home!

Approx Gross Floor Area = 1449 Sq. Feet
= 134.6 Sq. Metres

