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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£425,000

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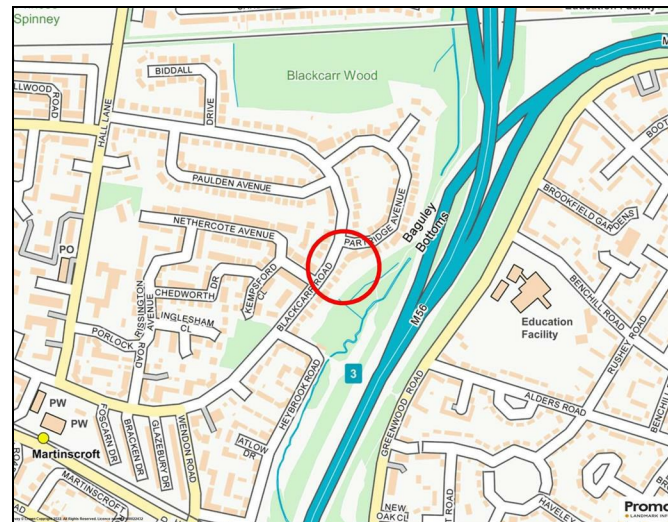
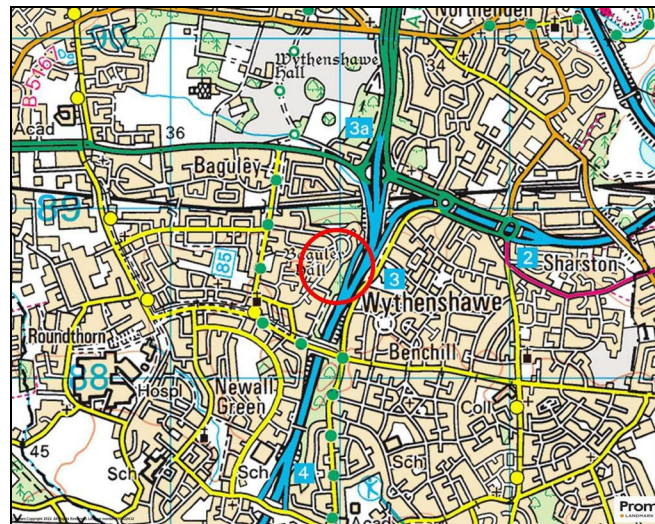


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

AN EXCELLENT SIZED FOUR BEDROOMED DETACHED WHICH ENJOYS A SUPERB LARGE REAR GARDEN. EXCELLENT SCOPE TO EXTENDED FURTHER. AMPLE PARKING. GARAGE. OVER 1500 SQFT.

Hall. Study/Playroom. Lounge/ Dining Room. Breakfast Kitchen. WC. Utility Outhouse. Four good sized Bedrooms. Bathroom. Fabulous private gardens. NO CHAIN!

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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 excellent sized, Four Bedroomed Detached Family Home which offers over 1500 sqft of Family Accommodation.

The property is located on this popular road, ideally placed for local shops, schools and access to the Motorway Network.

In addition to the Accommodation, the property enjoys a wonderful, large, private rear Garden, ample Driveway Parking and a Garage.

An internal viewing will reveal:

Covered Porch with step-up to an opaque, uPVC double glazed front door.

Entrance Hallway, having doors providing access to the Lounge, Breakfast Kitchen and Study/Playroom. A further door opens to a large, under stairs storage cloaks cupboard. Staircase rises to the First Floor.

Study/Playroom, having a uPVC double glazed window to the side elevation.

A good-sized Breakfast Kitchen, fitted with an extensive range of base and eye-level units with chrome 'T' bar handles and worktops over incorporating a useful Breakfast Bar. Inset, one and a half bowl stainless steel sink unit. Ample space for a range of freestanding appliances. Two, uPVC double glazed windows to the rear elevation providing views over the large rear Garden. Large opening into the Lounge/Dining Room and further doors open to a useful storage cupboard housing the gas central heating boiler and a further door to the rear Hallway.

Rear Hallway, having a door providing access to the outside. Further door opens to the Ground Floor WC. Tiled floor.

Ground Floor WC, fitted with a low-level WC. Wall-hung wash hand basin. Opaque window to the side. Continuation of the tiled floor.

Lounge/Dining Room. A superb, large Reception Room, having a uPVC double glazed window to the front elevation. There is then a set of uPVC double glazed, sliding Patio doors opening out onto the rear Garden. Two, high-sill, opaque, uPVC double glazed windows to the side elevation.

First Floor Landing, having a uPVC double glazed window to the front elevation. a large spacious Landing, having doors opening to the Four Bedrooms, Bathroom and Separate WC. Further double doors opens to a useful built-in storage cupboard. Loft access point.

Bedroom One. A well-proportioned Double Bedroom, having a uPVC double glazed window to the front elevation. Additional, uPVC double glazed window to the side.

Bedroom Two. Another excellent-sized Double Bedroom, having a uPVC double glazed window to the front, plus, two additional windows to the side.

Bedroom Three, having a uPVC double glazed window to the rear elevation providing views over the Garden. Additional, uPVC double glazed window to the side. Built-in wardrobe cupboard.

Bedroom Four, having a uPVC double glazed window to the rear elevation providing views over the Garden. Additional window to the side. Built-in wardrobe cupboard with sliding doors.

The Bathroom is fitted with a suite, comprising of: panelled bath with electric shower over, low-level WC, pedestal wash hand basin. Tiled walls. Wall-mounted, heated chrome towel rail radiator. Opaque, uPVC double glazed window to the rear elevation.

Separate WC, fitted with a low-level WC. Opaque, uPVC double glazed window to the rear elevation. Tiled walls.

Outside, to the front, there is ample Driveway Parking - this then leads to the Garage.

The Gardens are of an excellent size and really private, mostly laid to lawn with established borders and large Patio Area.

A superb Family Home offered For Sale with NO CHAIN!

