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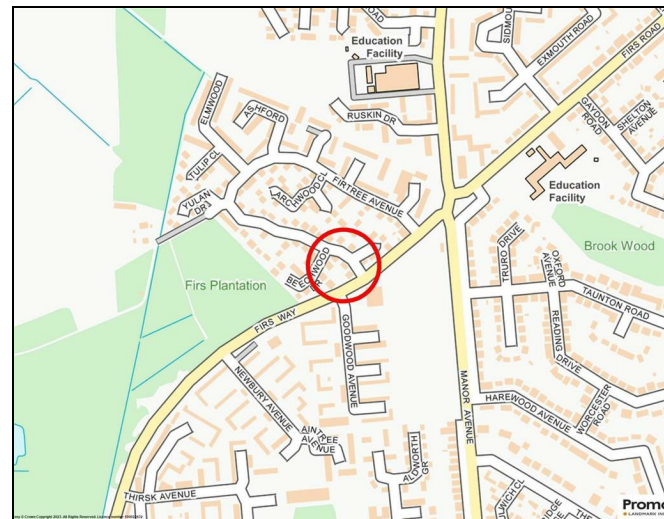
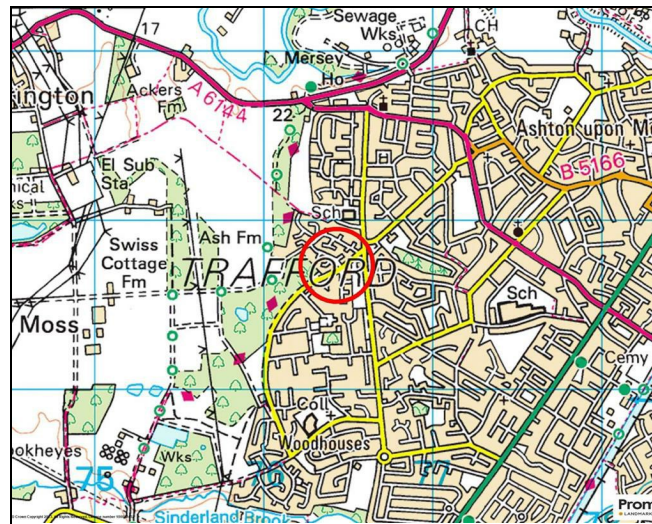
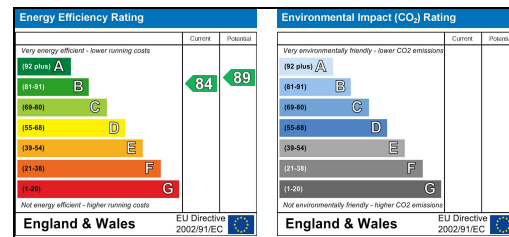


INDEPENDENT ESTATE AGENTS



## energy efficiency

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



# Overview

AN IMPRESSIVE, MUCH UPGRADED AND EXTENDED, FOUR BEDROOMED SEMI-DETACHED FAMILY HOME. CONTEMPORARY KITCHEN AND BATHROOM FITTINGS. POPULAR LOCATION. DRIVEWAY PARKING. SUPERB REAR GARDEN.

Hall. WC. Lounge. Superb large Open Plan Dining Kitchen. Four Bedrooms. Shower Room. Double-width Driveway. Super Gardens. Garage Store.

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, much extended and upgraded, Four Bedroomed, Semi-Detached which offers excellent Family Accommodation.

Internally, the property is immaculately presented with neutral re-decoration, contemporary Kitchen and Bathroom fittings, replacement floor coverings and wardrobes to Three of the Bedrooms.

The location is popular, being close to several of the local schools and within an easy reach of Sale.

In addition to the Accommodation, there is ample Driveway Parking, lovely Private rear Garden with large Pergola and a useful Detached Garage Store. There is also an electric sun awning and solar panels.

An internal viewing will reveal:

Entrance Porch with a uPVC double glazed, leaded and stained glass front door with windows flanking both sides. Opaque, leaded and stained, uPVC double glazed inner door through to the Entrance Hallway.

Entrance Hallway, having a staircase rising to the First Floor. Door through to the Lounge and door to the Ground Floor WC.

Ground Floor WC, fitted with an enclosed cistern WC. Vanity sink unit. Wall-mounted, polished, chrome, heated towel rail radiator. Tiled floor. Tiled walls. Opaque, uPVC double glazed window to the front elevation.

Lounge. A superb, large Reception Room, having a uPVC double glazed window to the front elevation. Coved ceiling. Door provides access to useful, understairs storage cupboard. Door through to the Dining Kitchen.

Dining Kitchen. A fabulous, large, extended space with plenty of space for a dining table. The Kitchen itself is fitted with an extensive range of base and eye-level units with chrome handles and polished, granite worktops over with inset, one and a half bowl sink unit with 'Spray' mixer tap. Built-in, 'Siemens' electric double oven with five ring 'Siemens' gas hob and oversized extractor hood over. Integrated dishwasher. Ample space for a range of freestanding appliances. Built-in single tall freezer. Two, uPVC double glazed windows to the rear elevation overlooking the Gardens. Opaque, uPVC double glazed door opens to outside. Tiled floor, part of which has underfloor heating.

First Floor Landing, having a spindled balustrade to the return of the staircase opening. Loft access point with pull-down ladder. Doors then provide access to the Four Bedrooms and Shower Room.

Bedroom One. A well-proportioned Double Bedroom, having a uPVC double glazed window to the front elevation. Extensive, built-in wardrobes.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the rear elevation.

Bedroom Three. Another excellent-sized Double Bedroom, having two, uPVC double glazed windows to the front elevation. Again, this room enjoys built-in Bedroom furniture with wardrobes and dressing table.

Bedroom Four, having a uPVC double glazed window to the rear elevation overlooking the Gardens. Built-in wardrobes, cupboards and drawers.

The Shower Room has been re-fitted with a contemporary suite, comprising of: large, walk-in shower enclosure with thermostatic shower and oversized 'Drench' showerhead, pedestal wash hand basin, low-level WC. Tiled walls. Tiled floor. Opaque, uPVC double glazed window to the rear elevation. Inset spotlights to the ceiling.

A superb Family Home!

- Leasehold
- Council Tax Band - C

Approx Gross Floor Area = 1119 Sq. Feet  
= 103.95 Sq. Metres

