



**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

# 17 Glenthorn Grove

Sale, Greater Manchester, M33 3AG



Offers Over £425,000

[www.watersons.net](http://www.watersons.net)

[www.watersons.net](http://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

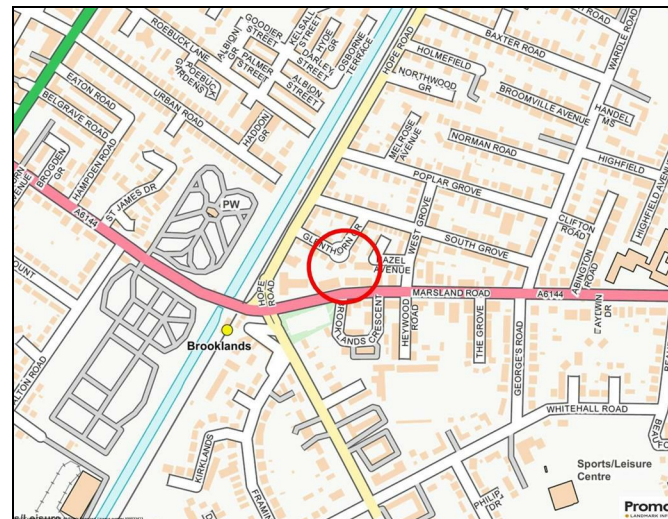
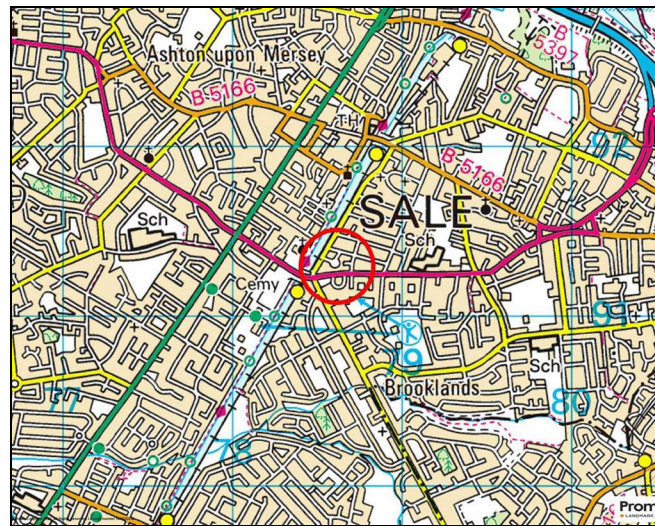


INDEPENDENT ESTATE AGENTS



## energy efficiency

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



# Overview

**\*\*NO CHAIN\*\*** A WONDERFUL OPPORTUNITY TO PURCHASE THIS IMPRESSIVE FOUR BEDROOMED 1920'S SEMI DETACHED LOCATED ON THIS DESIRABLE GROVE PERFECT FOR SCHOOLS/METROLINK/TOWN CENTRE. GENERAL MODERNISATION REQUIRED. LOVELY ESTABLISHED SOUTH FACING GARDENS.

Large Hallway. Lounge. Dining Room. Morning Room. Kitchen. Four Bedrooms. Bathroom. Established Gardens. Driveway. Garage.

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 wonderful opportunity to purchase this Four Bedroomed 1920's Semi-Detached which enjoys excellent Family Accommodation.

The property offers great scope for a buyer to 'stamp their own mark' with some general updating and refurbishment required.

Within the property, there is numerous period features throughout which include beautiful stained glass, coved ceilings and picture rails.

There is a new boiler that was fitted summer 2021.

The location is ideal, being on this lovely grove perfect for several of the in demand schools including Sale Grammar, local shops and eateries, the Town Centre and Metrolink.

In addition to the Accommodation, there is ample Driveway Parking and lovely established South facing Gardens.

An internal viewing will reveal:

Large recessed Porch with original tiled base and step-up to a beautiful, original, leaded and stained glass front door with matching twin, beautiful, leaded and stained glass windows to one side and above.

Entrance Hall. An impressive, large Entrance into the property, having a spindled staircase rising to the First Floor with large, under stairs storage cupboard. Large feature, circular, stained and leaded window to the side elevation. Doors then open to the Lounge, Dining Room and Morning Room.

Lounge. A superb, large Reception Room, having a wide bay window to the front elevation with leaded and stained glass window lights. Coved ceiling. Picture rail surround. Tiled fireplace feature.

Dining Room. Another good-sized Reception Room, having a window to the rear elevation overlooking the Gardens. Coved ceiling. Picture rail surround.

Morning Room, having a window to the side elevation and a further sash window to the rear overlooking the Gardens. Picture rail surround. Opening into the Kitchen.

The Kitchen is fitted with a range of base and eye-level units with worktops over and inset, one and a half bowl, stainless steel sink unit with mixer tap. Built-in oven with four ring gas hob and extractor hood over. Ample space for a range of freestanding appliances. Two windows to the side elevation and a glazed panelled door opens to outside.

Externally, behind the Kitchen, there is a useful Storage Outhouse which also houses the 'Worcester', gas central heating boiler with adjacent, high-pressurised tank.

First Floor Landing, having a window to the side elevation. Doors then provide access to the Four Bedrooms and Bathroom. Useful, built-in storage cupboard.

Bedroom One. A well-proportioned Double Bedroom, having a window with leaded window lights to the front elevation. Coved ceiling. Picture rail surround.

Bedroom Two. Another good-sized Bedroom, having a window to the rear elevation overlooking the Gardens. Picture rail surround.

Bedroom Three, having a window to the side elevation and a further sash window to the rear overlooking the Gardens. Picture rail surround.

Bedroom Four, having a window to the front elevation with leaded window lights.

The Bathroom is fitted with a suite, comprising of: corner panelled bath, separate enclosed shower cubicle, low-level WC, pedestal wash hand basin. Opaque, uPVC double glazed window to the rear elevation.

Outside to the front, the property is approached via a Driveway providing ample off street parking; this then continues down the side of the property leading to the Detached Garage and rear Garden.

Such a convenient location!

Approx Gross Floor Area = 1360 Sq. Feet  
= 126.07 Sq. Metres

