



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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6 Cambridge Close

Sale, Greater Manchester, M33 4YJ



£750,000

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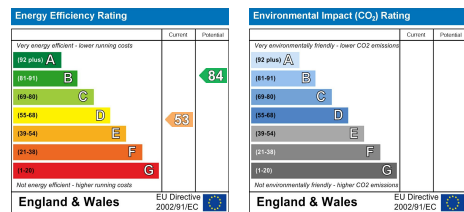


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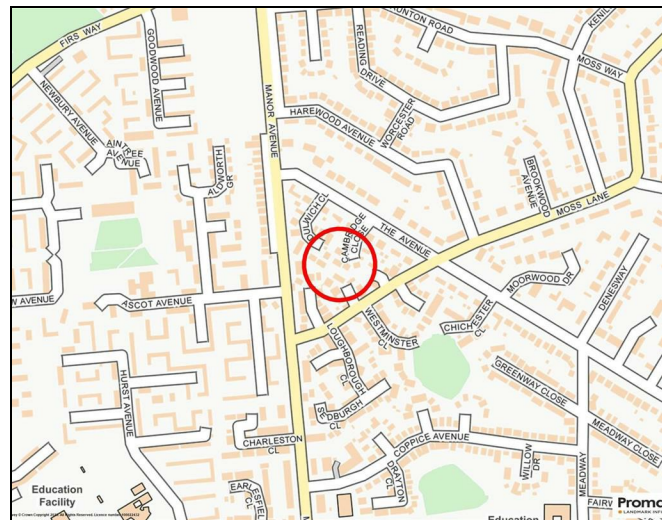
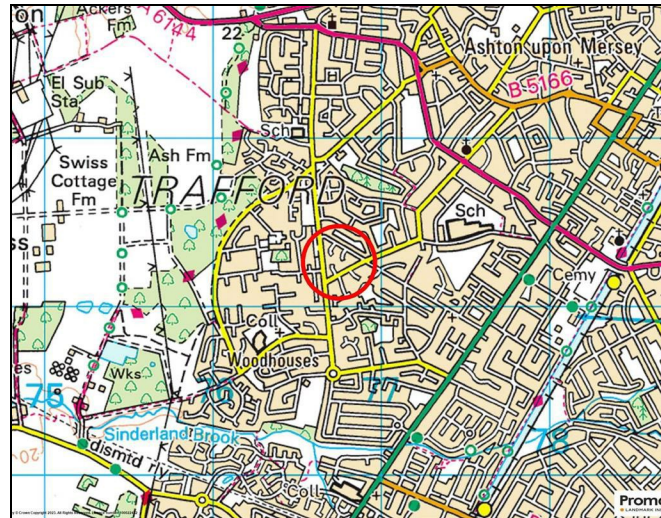


energy efficiency

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



From our Watersons Sale Office, continue out of the one way system on School Road/B5166 and take a sharp right onto Sibson Road/B5166. At the traffic lights, turn left onto Washway Road/A56 and proceed along for 0.9 miles. Turn right onto The Avenue and continue along for 0.6 miles. Turn left onto Cambridge Close and you have reached your destination.



overview

AN IMPRESSIVE, MUCH UPGRADED AND IMPROVED, FOUR BEDROOMED MODERN DETACHED LOCATED ON THIS EXCLUSIVE SMALL CUL DE SAC OF FAMILY HOUSES. LARGE DRIVEWAY + DOUBLE GARAGE ROOM. PRIVATE REAR GARDEN.

Hall. WC. Three Reception rooms plus a Family room extension with bi fold doors. Kitchen. Utility room. Four Bedrooms. Two Bath/Shower, one En Suite. Attractive Gardens.

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 upgraded and improved, Four Bedroomed, modern Detached Family Home which follows a superb, contemporary design theme.

The property enjoys a wonderful location on an exclusive small cul de sac of only six properties, ideally situated just off 'The Avenue'. Perfect for several of the Local Schools.

Internally, there is neutral re-decoration, stylish, branded, high specification Kitchen and Bathroom fittings and a large, converted, Detached Double Garage Room which can provide a whole host of uses.

In addition to the Accommodation, there is ample Driveway Parking and delightful Private Gardens.

An internal viewing will reveal:

Entrance Hall, having a uPVC double glazed front door. Spindled staircase rises to the First Floor. Doors then open to the Ground Floor WC, Lounge, Sitting Room. Additional, opaque, uPVC double glazed door to the side. Built-in, contemporary design cloaks cupboard with sliding doors.

Ground Floor WC, re-fitted with a contemporary branded fittings, comprising of: enclosed cistern WC, circular shaped vanity sink unit with wall-mounted mixer taps. Wall-mounted, heated, polished, chrome towel rail radiator. Tiled floor. Tiled walls. Opaque, uPVC double glazed window to the front elevation.

Lounge. A wonderful, large Reception Room, having a uPVC double glazed window to the front elevation. Two, additional, vertical windows to the side, either side of a stylish panoramic fireplace feature.

Open Plan Living Dining Kitchen. A superb, large Family Space, having two, uPVC double glazed windows to the rear elevation overlooking the Gardens. Inset spotlights to the ceiling. The Kitchen itself is has been re-fitted by 'Kutchenhaus' German Kitchens with a stylish range of handleless, gloss-finish, base and eye-level units with 'Quartz' worktops over and inset, one and a half bowl sink unit with mixer tap. Inset, 'Neff' induction hob. Integrated dishwasher. Ample space for an American-style fridge freezer. Peninsula unit – perfect as a Breakfast Bar. Additional, uPVC double glazed window to the side elevation. Large opening into the Conservatory/Dining Room.

Conservatory/Dining Room, having uPVC double glazed windows to the three elevations and a set of uPVC double glazed, French doors open out to the Garden.

First Floor Landing, having a spindled balustrade to the return of the staircase opening. Doors then open to the Four Bedrooms and useful storage cupboard. Large Loft access point with pull-down ladder providing excellent, additional storage space.

Bedroom One. A well-proportioned Double Bedroom, having a uPVC double glazed window to the front elevation. Contemporary, built-in wardrobes with sliding doors across the full length of one wall. Door through to the En Suite Shower Room.

En Suite Shower Room, re-fitted with a contemporary suite, comprising of: walk-in, wet room-style shower enclosure with thermostatic shower and 'Drench' showerhead, wall-hung vanity sink unit, low-level WC. Wall-mounted, heated, polished chrome towel rail. Opaque, uPVC double glazed window to the side elevation. Tiled floor with underfloor heating. Tiled walls.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the rear elevation overlooking the Gardens. Built-in wardrobes with sliding doors.

Bedroom Three, having a uPVC double glazed window to the front elevation. Double doors open to a useful built-in wardrobe.

Bedroom Four, having a uPVC double glazed window to the rear elevation overlooking the Gardens.

The Family Bathroom has been re-fitted with a contemporary suite, comprising of: double-ended, tiled, panelled bath with wall-mounted mixer taps, wall-hung vanity sink unit, low-level WC, separate enclosed shower cubicle with thermostatic shower. Wall-mounted, heated, polished, chrome towel rail radiator. Tiled floor with underfloor heating. Tiled

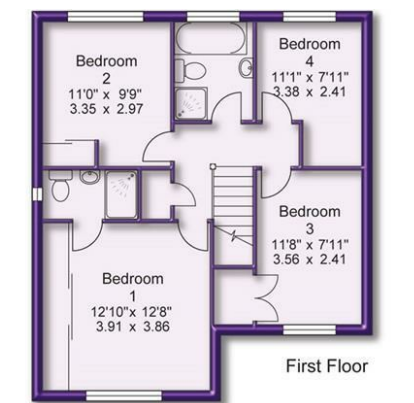
walls. Opaque, uPVC double glazed window to the rear elevation. Inset spotlights to the ceiling.

Outside, the property enjoys a lovely position at the end of the cul de sac and is approached via a large Driveway providing plenty of off street parking.

To the rear, there is a lovely, enclosed, Private lawned Garden.

One of the best locations in Sale!

- Freehold
- Council Tax Band - F



Approx Gross Floor Area = 1587 Sq. Feet
= 147.11 Sq. Metres

