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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

135 Marsland Road

Sale, Greater Manchester, M33 3NZ



£595,000





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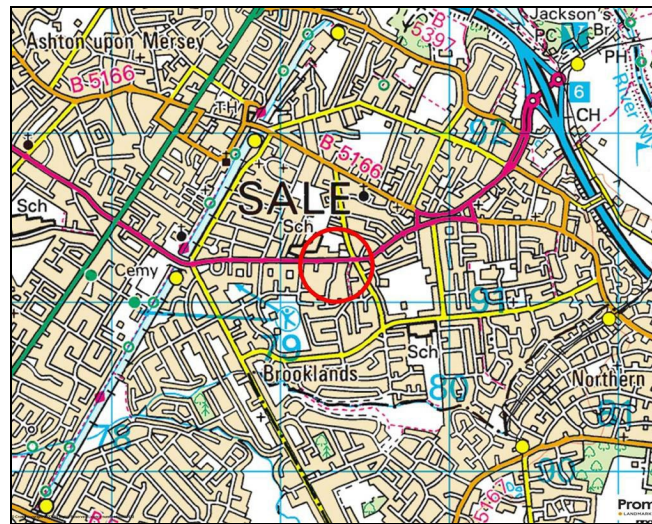


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

AN IMPRESSIVE, DOUBLE FRONTED, PERIOD 'CHESHIRE LINK' SEMI DETACHED WHICH OFFERS OVER 1800 SQFT OVER THREE FLOORS. ESTABLISHED GARDENS. DRIVEWAY PARKING. IDEAL FOR SCHOOLS/METROLINK.

Large Hall. Lounge. Dining Room. Breakfast Kitchen. Extensive Cellars. Three Double Bedrooms, one with an additional WC. Bathroom. Driveway Parking. Lovely Gardens.

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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 impressive, double fronted, Period, 'Cheshire link' Semi-Detached which offers superb Accommodation over Three Floors extending to over 1800 sqft.

The property has an abundance of period features retained, including: sash windows, stripped floors, fireplaces, deep-coved ceilings and stripped, internal panelled doors.

The location is popular, over the road from the beautiful open space of Walkden Gardens and ideally placed for several of the local schools including Sale Grammar and within an easy reach of both the Metrolink and the Town Centre.

In addition to the Accommodation, there is Driveway Parking and lovely, established Gardens to the front and side.

An internal viewing will reveal:

Entrance, having large stone steps up to a wonderful, large, oversized, original panelled door with arched window above.

Entrance Hallway. A fabulous, 22' Entrance into the property, having original stripped panelled doors opening to the Lounge, Dining Room and Kitchen with a further door opening to the staircase down to the Cellars. Spindled staircase rises to the First Floor. Deep-coved ceiling.

Lounge. A superb, large Reception Room, having a 10' wide-angled, bay window to the front elevation with reproduction, double glazed sash windows with original stripped panelling to both sides and below. Additional, uPVC double glazed, reproduction sash window to the side elevation. Beautiful marble fireplace feature. Deep-coved ceiling. Stripped pitched skirting boards.

Dining Room. another good-sized Reception Room, having a sash window to the front elevation, plus an additional sash window to the side. Stripped wooden floors. Beautiful, period fireplace feature to the chimney breast. Deep-coved ceiling.

A good-sized Kitchen, with space for a table. The Kitchen itself has been fitted with a range of base and eye-level units with Quartz worktops over with inset, white ceramic sink unit with mixer tap. Integrated fridge and dishwasher. Space and plumbing suitable for a washing machine. Stripped wooden floors. Opening into a walk-in Pantry. Stripped, stable-style door provides access to outside. Multi-paned sash window to the side elevation.

Cellars

The Cellars provide extensive, additional storage space but also great potential for conversions (subject to any permissions). The Cellars are effectively the full footprint of the house, providing Three large Chambers, plus a smaller storage Chamber off which houses the gas central heating boiler.

First Floor Landing, having a spindled balustrade to the return of the staircase opening. Picture rail surround. Skylight window. Stripped panelled doors open to the Three Double Bedrooms with a set of stripped double doors opening to the Family Bathroom.

Bedroom One. A good-sized Double Bedroom, having reproduction, double glazed, sash windows to the front and side elevation. Stripped wooden floors. Period, cast iron fire surround to the chimney breast. Picture rail surround.

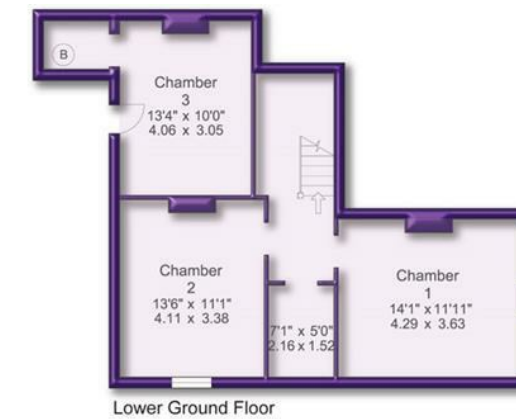
Bedroom Two. Another excellent-sized Double Bedroom, having a sash window to the front elevation.

Bedroom Three. Still a good-sized Double Bedroom, having a reproduction, double glazed, sash window to the side elevation. Built-in cupboard houses the hot water tank. Door with step-down to the En Suite WC.

En Suite WC fitted with a low-level WC. Pedestal wash hand basin. Multi-paned window to the side elevation.

A superb Family Home, full of character!

- FREEHOLD
- COUNCIL TAX BAND - D



Approx Gross Floor Area = 1840 Sq. Feet
= 170.57 Sq. Metres

