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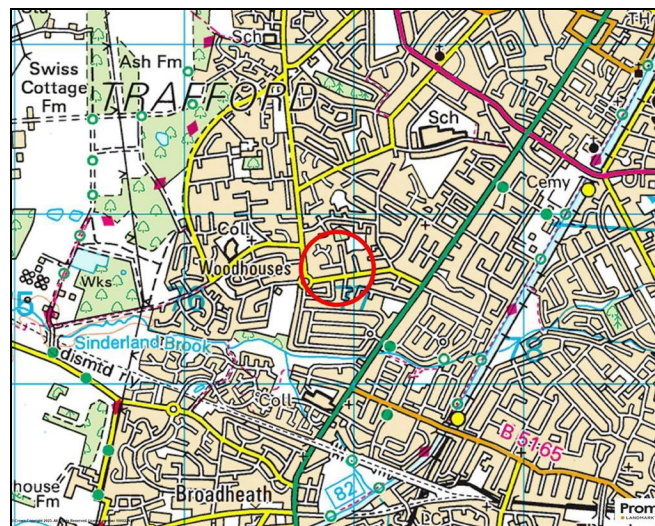
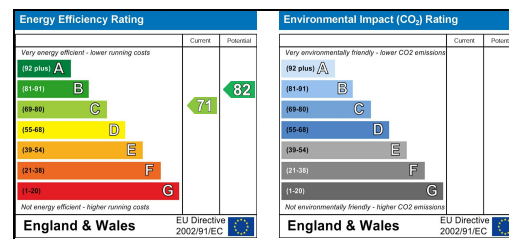


INDEPENDENT ESTATE AGENTS



## energy efficiency

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



# Overview

BEST AND FINAL OFFERS BY FRIDAY 15TH SEPTEMBER AT 5PM

AN IMPRESSIVE, COMPREHENSIVELY EXTENDED AND UPGRADED, FOUR BEDROOMED SEMI DETACHED WHICH ENJOYS SUPERB FAMILY ACCOMODATION. CONTEMPORARY KITCHEN + BATHROOM FITTINGS. HUGE OPEN PLAN LIVING DINING KITCHEN WITH BI FOLD DOORS.

Hall. WC. Sitting room. Large open plan living dining kitchen. Four Bedrooms. Two Bath/Shower, one en Suite. Ample Driveway parking. Beautiful landscaped rear garden.

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**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures 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

BEST AND FINAL OFFERS BY FRIDAY 15TH SEPTEMBER AT 5PM

An impressive, comprehensively extended and upgraded, Four Bedroomed Semi-Detached which follows a wonderful, contemporary design theme throughout.

The location is ideal, enjoying a lovely position within this popular neighbourhood, close to several of the Local Schools and Shops.

The whole property has undergone a huge transformation, including a full-width rear extension, two storey side extension and stylish replacement fittings throughout.

In addition to the Accommodation, there is ample Driveway Parking, integral Garage and a superb landscaped south facing rear garden.

An internal viewing will reveal:

Ground Floor Entrance Hall. Contemporary composite opaque glazed oversized front door. Spindle staircase rises to the First Floor with useful understairs storage. Contemporary oak doors then provide access to the Lounge and Open Plan Dining Kitchen.

Lounge. A well proportioned Reception Room having a wide angled uPVC double glazed bay window to the front elevation. Coved ceiling. Attractive fireplace feature to the chimney breast.

Open Plan Living Dining Kitchen. A stunning large extended space perfect for modern family living. The room has a 11 foot wide set of bi folding doors opening out onto the Rear Garden. Part vaulted ceiling with two skylight velux windows. Additional uPVC double glazed window overlooking the Gardens. Attractive fireplace feature to the chimney breast. The Kitchen itself is fitted with extensive range of gloss finish handleless base style of units with contemporary slimline worktops (12.5mm in thickness worktops over and inset one and a half bowl sink unit with spray "mixer tap". Built in stainless steel fronted electric oven with five ring gas hob and extractor hood over. Integrated dishwasher. Ample space for an American style fridge freezer. Contemporary oak door provides access to the Garage/Utility.

Garage/Utility. Having uPVC double doors to the front. Wall mounted valiant gas central heating boiler. Space and plumbing for a washing machine. Door through to the Ground Floor WC.

Ground Floor WC. Fitted with a contemporary suite comprising of low level WC, wash hand basin. Opaque uPVC double glazed window to the side elevation.

First Floor Landing. Having a spindle balustrade to return to the staircase opening, contemporary oak doors then open to the Four Bedrooms and Family Bathroom. Coved ceiling.

Bedroom One. A superb large double bedroom having a uPVC double glazed window to the rear elevation overlooking the Gardens. Oak flooring. Coved ceiling. Door through to the En Suite Shower Room.

En Suite Shower Room. Refitted with contemporary suite comprising of enclosed shower cubicle with thermostatic shower over. Vanity sink unit, WC. Wall mounted polished chrome heated towel rail radiator. Opaque uPVC double glazed window to the side elevation. Tiled floor. Tiled walls.

Bedroom Two. Another good double room having a uPVC angled bay double glazed window to the front elevation. Modern built in wardrobes with sliding doors to one wall.

Bedroom Three. Another good double room having a uPVC double glazed window to the rear elevation overlooking the Gardens. Built in wardrobes.

Bedroom Four. Having a uPVC double glazed window to the front elevation.

Family Bathroom. A large bathroom refitted with a contemporary white suite comprising of double ended deep panel bath with central chrome mixer taps. Large walk in shower enclosure with thermostatic shower. Wall hung twin sink vanity unit. WC. Opaque uPVC double glazed window to the front elevation. Inset spotlights to the ceiling. Vertical wall mounted matte finish radiator.

Outside to the front, the property is approached by a recently laid block paved Driveway providing Off Street Parking .

The rear of the property enjoys a beautifully landscaped, broadly south facing, rear garden which has as full width decked patio with ornamental garden pond with step down into the main area of lawn with well established extensively stocked borders surrounding.

A wonderful family home!

Leasehold - 999 Years, 951 left

Approx Gross Floor Area = 1578 Sq. Feet  
= 146.28 Sq. Metres

