



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

1 New Forest Road

Manchester, M23 9JT



£675,000

www.watersons.net

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

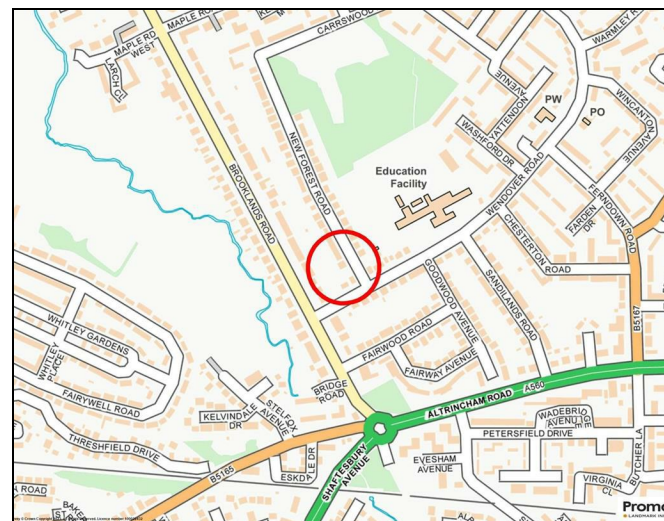
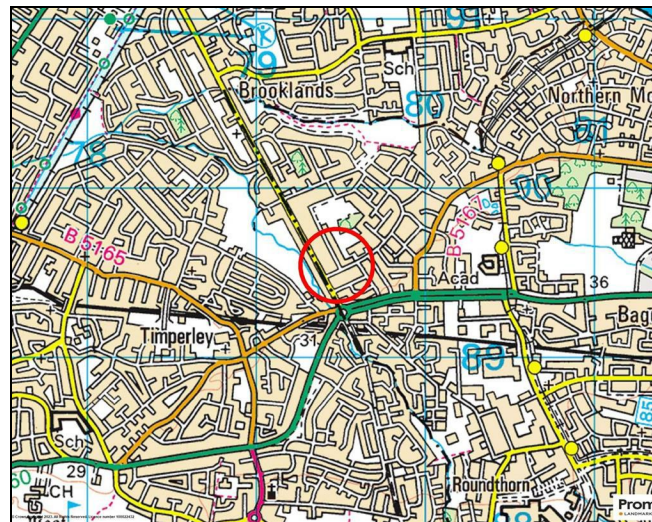
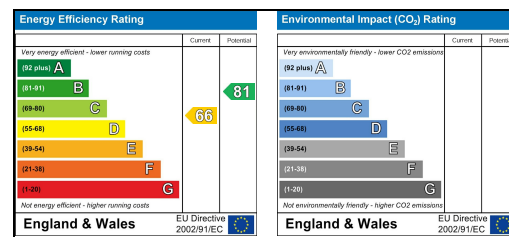


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

BEST AND FINALS MONDAY 12TH FEBRUARY BY 4PM

A STUNNING, COMPREHENSIVELY EXTENDED AND UPGRADED, FIVE BEDROOMED DETACHED WHICH ENJOYS A WONDERFUL PRIVATE REAR GARDEN. AMAZING 35' OPEN PLAN LIVING DINING KITCHEN. OVER 2400 SQFT OF ACCOMMODATION.

Hall. WC. Study. Lounge. Fantastic open plan living dining kitchen with bi folding doors. Utility. Five Bedrooms. Three Bath/Shower - Two En suite. Integral Garage. Ample Parking. Landscaped private rear garden. A SUPER FAMILY HOME!

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

BEST AND FINALS MONDAY 12TH FEBRUARY BY 4PM

A stunning, comprehensively extended and upgraded, Five Bedroomed Detached which offers over 2400 sqft of Accommodation.

The property has an immaculate interior, neutral re-decoration throughout, contemporary Kitchen and Bathroom fittings and replacement floorcoverings.

The accommodation has been extensively enhanced over the two floors and includes a fantastic 35' Open plan living dining kitchen with vaulted ceiling, Velux windows and bi folding doors.

In addition to the Accommodation, there is ample Driveway Parking, Integral Garage and a gorgeous landscaped private rear Garden.

This lovely tree lined road is a popular location, being close to several of the Local Schools and within an easy reach of Local Shops which are just around the corner.

An internal viewing will reveal:

Entrance Hall. Having a contemporary design opaque glazed front door with etched window above and additional window to one side. Spacious entrance into the property having a spindle staircase rising to the First Floor. Useful understairs storage space. Glazed doors open to the Lounge and Dining Kitchen and a third door into the Inner Hallway.

Lounge. A wonderful large reception room having a uPVC double glazed window to the front elevation. Additional uPVC double glazed window to the side. Contemporary design fireplace feature.

Inner Hallway. Having a useful cloaks storage space. Doors then open to Study and Ground Floor WC.

Ground Floor WC. Fitted with an enclosed system WC. Vanity sink unit. Opaque uPVC double glazed window to the side elevation.

Study. Having a uPVC double glazed window to the side elevation.

Open Plan Living Dining Kitchen. A stunning extended 35ft room having a part vaulted ceiling with three skylight velux windows. There is a set of four pane bi folding doors opening out onto the Gardens plus an additional virtually fully glazed door opening outside. The Kitchen has been refitted with an extensive range of contemporary base style of units with polished chrome handles and quartz worktops over. Feature breakfast bar area with large feature picture window behind providing superb views over the Gardens. Half bowl sink unit with mixer tap. Built in AEG stainless steel fronted double oven with adjacent combination microwave oven. Four ring ceramic hob with stainless steel and glass extractor hood over. Integrated dishwasher. Extensive spotlights throughout. Doors open to the Utility Room. Underfloor Heating.

Utility Room. Fitted with a range of base style of units with worktops over and stainless steel one and a half bowl sink unit with mixer tap. Space and plumbing for a washing machine and dryer. Wall mounted Valliant gas central heating boiler with adjacent high pressurised hot water tank. Opaque uPVC double glazed window to the side elevation. Door through to the integral Garage.

First Floor Landing. A wonderful large galleried landing having a feature three quarter height window to the front elevation. Doors then provide access to the Five Bedrooms and Family Bathroom. A further door opens to a useful large storage cupboard.

Bedroom One. An impressive large double bedroom having a uPVC double glazed window to the front elevation providing lovely views over the Gardens. Built in contemporary wardrobe with sliding doors to the full length of one wall. Door through to the En Suite Shower Room.

En Suite Shower Room. Refitted with a contemporary suite comprising of enclosed shower cubicle with thermostatic shower. Wall hung twin drawer vanity sink unit. WC. Opaque uPVC double glazed window to the side elevation. Wall mounted heated chrome towel rail radiator. This En Suite is shared with Bedroom Three.

Bedroom Two. Another excellent sized double bedroom having a uPVC double glazed window to the front elevation. Contemporary built in wardrobes with sliding doors. Doors through to En Suite Shower Room Two.

En Suite Shower Room Two. Refitted with a contemporary suite comprising of enclosed shower cubicle with thermostatic shower. Vanity sink unit. WC. Wall mounted heated chrome towel rail radiator. Opaque uPVC double glazed window to the side elevation. Inset spotlights to the ceiling.

Bedroom Three. Another good sized double bedroom having a uPVC double glazed window to the front elevation. Large Loft Access Point with pull down ladder. Door provides access to the En Suite Shower Room.

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

Bedroom Five. Having a uPVC double glazed window to the rear elevation overlooking the Gardens.

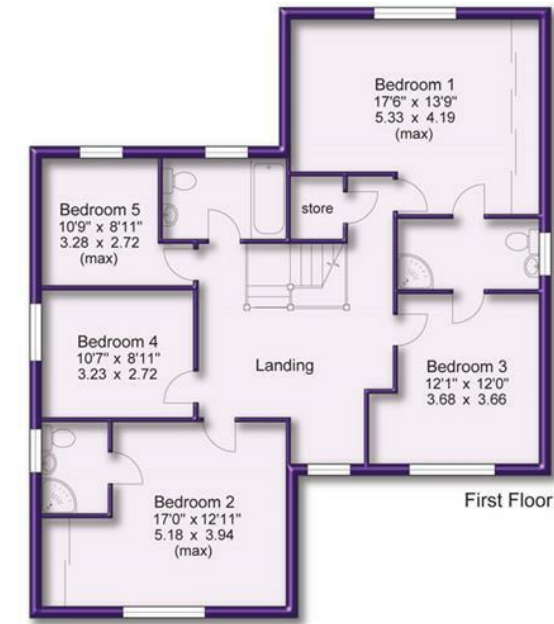
Family Bathroom. Fitted with a suite comprising of double ended panelled bath with central chrome mixer tap and shower mixer attachment. Vanity sink WC. Wall mounted polished chrome towel rail radiator. Opaque leaded uPVC double glazed window to the rear elevation. Inset spotlights to the ceiling.

Outside, to the front the property is approached via a block paved driveway providing ample parking.

To the rear there is a gorgeous landscaped garden, having a composite decked patio leading to the main area of lawn with extensively stocked borders surrounding.

A wonderful family home!

BEST AND FINALS MONDAY 12TH FEBRUARY BY 4PM



Approx Gross Floor Area = 2401 Sq. Feet
= 223.1 Sq. Metres

