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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£675,000

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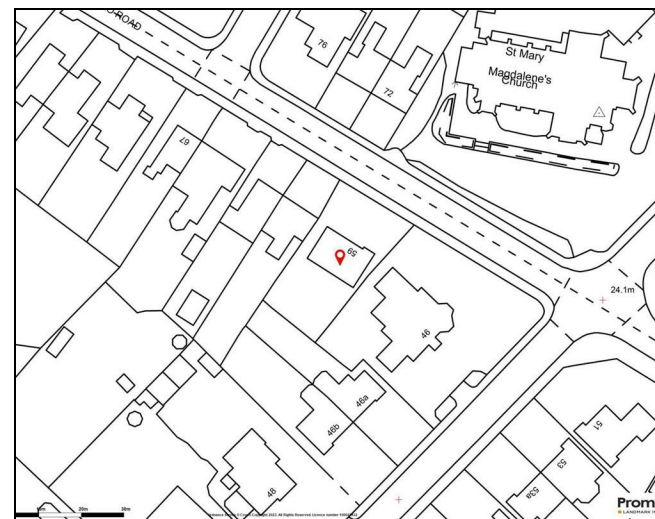
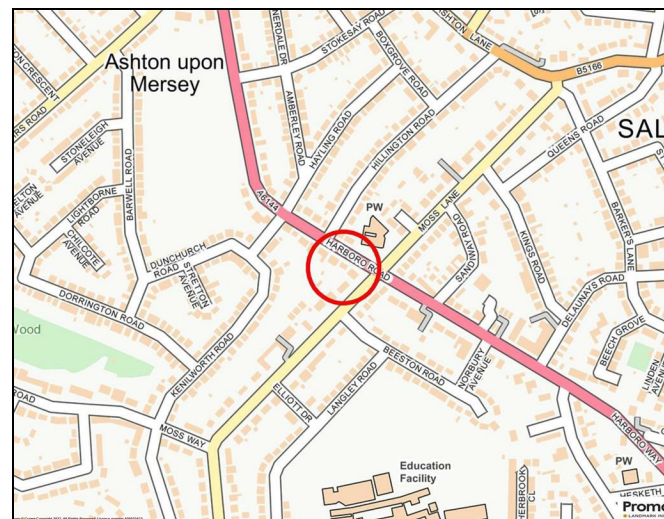
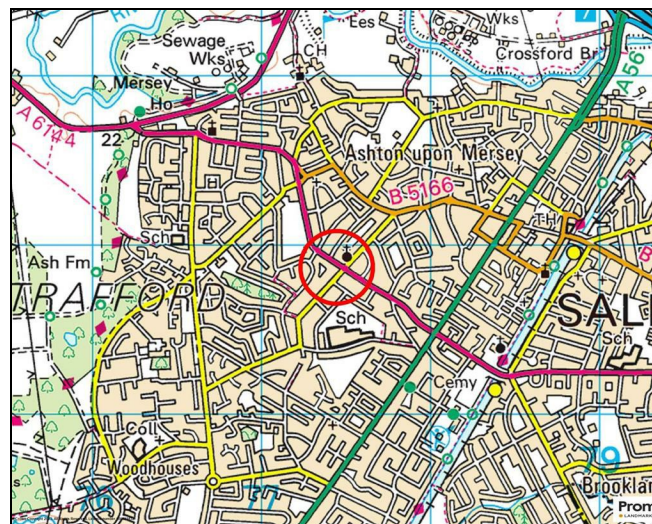
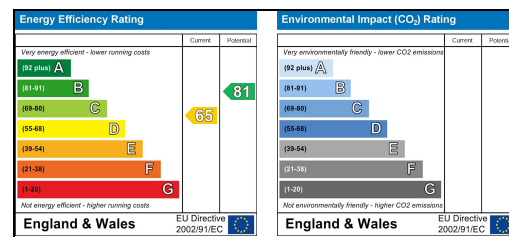


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

****NO CHAIN**** A SUPERBLY PROPORTIONED DETACHED FAMILY HOME WHICH ENJOYS A FABULOUS ESTABLISHED GARDEN PLOT. WONDERFUL LOCATION PERFECT FOR THE LOCAL SCHOOLS. GREAT SCOPE TO UPGRADE AND IMPROVE FURTHER.

Hall. Large Lounge. Dining room. Kitchen. GF WC/Utility. Four Bedrooms. Bathroom. Established Gardens. Two Garages, one Integral Garage. Ample driveway parking. Energy Rating

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 superbly proportioned Four Bedroomed Family Detached which enjoys a fabulous established garden plot.

The location is ideal on this very desirable road perfect for several of the popular Schools including Ashton on Mersey Secondary.

It enjoys a lovely position on the road, just next to Moss Lane, and enjoys views to the front over the attractive St Mary Magdalene Church.

There are good sized rooms throughout yet offers excellent scope for further improvements.

In addition to the Accommodation, the property enjoys a beautiful, established Garden Plot, ample parking with an in and out driveway and two Garages, one being Integral.

An internal viewing will reveal:

Entrance Porch. Having uPVC double glazed front door with matching windows to both sides and above. Tiled floor. Step up to an opaque glazed inner door through to the Entrance Hallway.

Entrance Hall. Having staircase rising to the First Floor with useful understairs storage. Doors then open to the Lounge, Dining Room and Breakfast Kitchen.

Dining Room. A well proportioned Reception Room having a window to the front elevation. Coved ceiling.

Lounge. A superb large extended Reception Room having a set of sliding patio doors opening out onto the Rear Garden plus an additional uPVC double window to the rear. Further opaque window to the side elevation. Fireplace feature to one wall. Coved ceiling.

Breakfast Kitchen. A good size Kitchen fitted with a range of base style of units with worktops over and inset one and half bowl sink with mixer tap. Built in double oven with four ring ceramic hob and extractor hood over. Ample space for a range of free standing appliances. Wall mounted Worcester gas central heating boiler. Two uPVC double glazed windows to the rear elevation. Opaque composite door opens to outside opening into the Utility Room/WC.

Utility Room/WC. WC. Space and plumbing suitable for a washing machine. White ceramic sink unit. Opaque window to the side elevation. Door through to the Integral Garage.

Integral Garage. Having a metal "up and over" door to the front. Opaque window to the side elevation.

First Floor Landing. Doors provide access to the Four Bedrooms, Bathroom and separate WC. Loft Access Point.

Bedroom One. A well proportioned double bedroom having a window to the front elevation providing lovely views of the church.

Bedroom Two. Another good double bedroom having a upVC double glazed window to the rear elevation providing views over the Gardens. Built in wardrobe.

Bedroom Three. Having a window to the front elevation providing views of the church. There is then a set of sliding patio doors opening out onto a covered balcony with views over the Garden. Vanity sink.

Bedroom Four. Having a window to the front elevation.

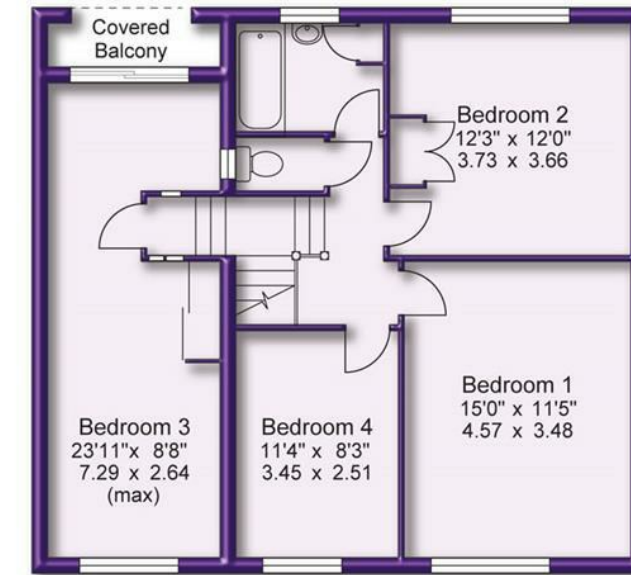
Bathroom. Fitted with a suite comprising of panelled bath. Wash hand basin. Opaque uPVC double glazed window

to the rear elevation. Part tiled walls. Wall mounted polished chrome tile radiator. Separate WC fitted with a low level WC.

Outside, to the front the property enjoys a wide frontage with 'in and out' entrance Driveway with extensively stocked shaped border in between. There is access to an additional Second Garage

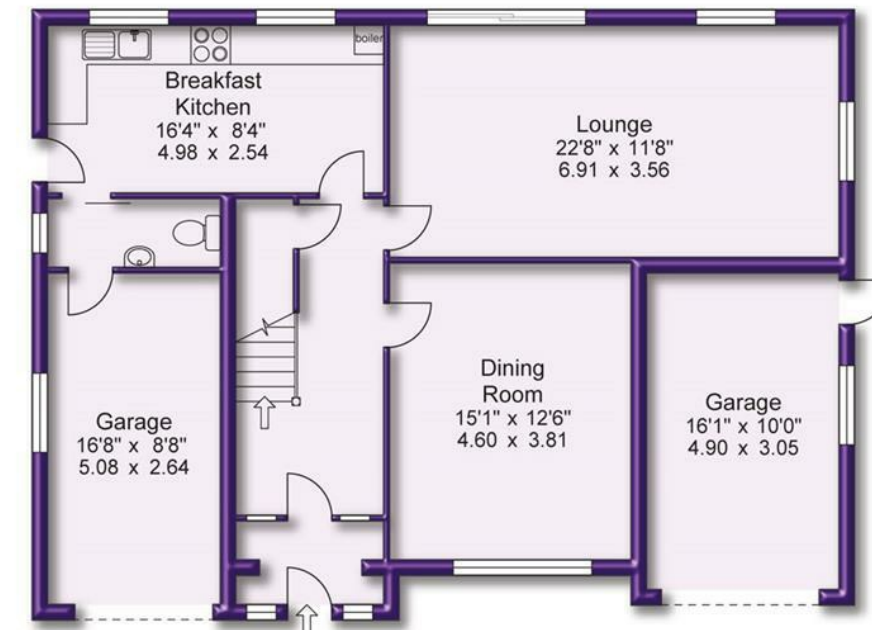
To the rear the property enjoys a good sized private established rear garden, mostly laid to lawn with well stocked borders and garden pond.

Always a popular location for families!



First Floor

Approx Gross Floor Area = 1882 Sq. Feet
(inc. Garages) = 174.8 Sq. Metres



Ground Floor