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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

15 St. Andrews Close

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£450,000

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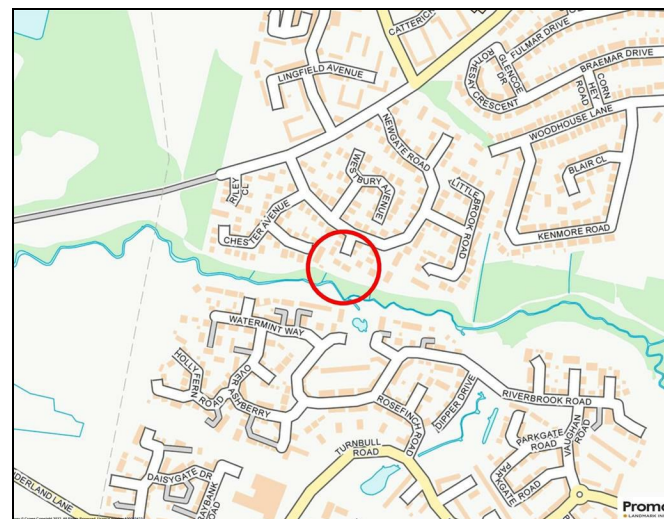
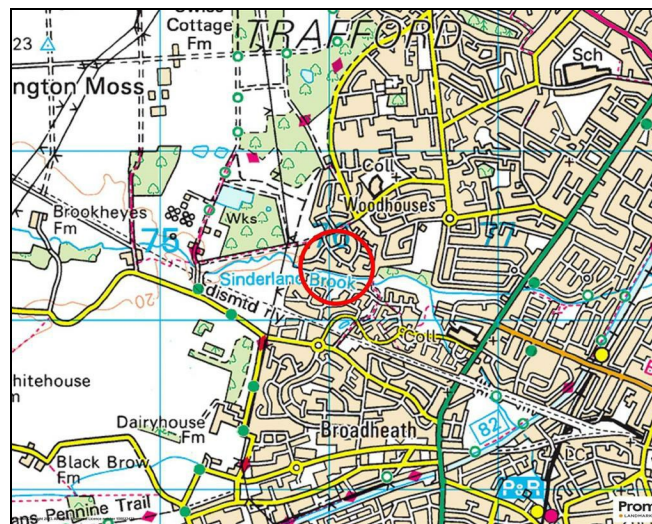


energy efficiency

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

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|---------|--|---|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions |
| (92-100) A | | | (22-30) A |
| (81-91) B | | | (31-41) B |
| (69-80) C | | | (49-58) C |
| (55-68) D | | | (65-68) D |
| (39-54) E | | | (83-84) E |
| (21-38) F | | | (91-98) F |
| (1-20) G | | | (101-120) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |

England & Wales EU Directive 2002/91/EC



Overview

AN IMPRESSIVE, COMPREHENSIVELY UPGRADED AND EXTENDED, FOUR BEDROOMED SEMI-DETACHED FAMILY HOME. CONTEMPORARY KITCHEN AND BATHROOM FITTINGS. POPULAR CUL DE SAC LOCATION. DRIVEWAY PARKING. SUPERB PRIVATE REAR GARDEN.

Hall. Lounge. Amazing Open Plan Living Dining Kitchen with bi-fold doors. Four Bedrooms. Bathroom. Large Driveway. Private 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, comprehensively upgraded and extended, Four Bedroomed, Semi-Detached which offers excellent Family Accommodation.

The property has been transformed with a large two storey rear and part side extension creating fantastic living space.

Internally, the property is immaculately presented with neutral re-decoration, contemporary Kitchen and Bathroom fittings and replacement floor coverings.

The location is popular, being on a small cul de sac, close to several of the local schools and within an easy reach of Sale.

In addition to the Accommodation, there is ample Driveway Parking, lovely Private rear Garden with no houses behind just views over some woodland.

An internal viewing will reveal:

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An internal viewing will reveal:

Entrance Porch with a composite double glazed front door. Opaque uPVC double window to the side. Door through to the Lounge.

Lounge. A superb, large Reception Room, having a uPVC double glazed window to the front elevation. Additional uPVC double glazed window to the side. Staircase rises to the first floor. Media Wall. Door opens to the open plan Dining Kitchen.

Living Dining Kitchen. A fabulous, large, extended room perfect for modern family living. The room has a set of bi folding doors opening to the gardens, uPVC double glazed window to the rear and a part vaulted ceiling with Velux window. The Kitchen itself is fitted with an extensive range of gloss finish handleless base and eye-level units with Quartz worktops over. Large island unit with Quartz worktop which doubles up as a breakfast bar. Inset, one and a half bowl sink unit with mixer tap. Built-in, electric double oven with five ring gas hob and extractor hood over. Integrated dishwasher, wine fridge and fridge freezer. Under floor heating. Doors then open to the WC and Utility room. Underfloor heating throughout.

Ground Floor WC, fitted with a WC. Wall hung sink unit. Opaque, uPVC double glazed window to the front elevation. Underfloor heating

Utility room. Fitted with a worktop with space and plumbing beneath suitable for a washing machine and dryer. Opaque uPVC double glazed window to the side. Wall mounted gas central heating boiler. Underfloor heating.

First Floor Landing, having doors opening to the four bedrooms and bathroom.

Bedroom One. A well-proportioned Double Bedroom, having a uPVC double glazed window to the front elevation. Built in wardrobes to one wall.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the rear elevation.

Bedroom Three. Having a uPVC double glazed window to the rear elevation.

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

Bathroom, fitted with a contemporary design suite, comprising of: double ended panelled bath with central mixer taps. Separate large, walk-in shower enclosure with thermostatic shower. Wash hand basin, low-level WC. Tiled walls. Tiled floor. Opaque, uPVC double glazed window to the side elevation. Wall mounted heated chrome towel rail radiator.

Outside, to the front the property has ample driveway parking. There is then a gate leading to the rear.

The rear garden has a patio area leading to the artificial lawn perfect for easy maintenance! The property backs onto a woodland area making it feel really private.

A stylish Family Home!

Approx Gross Floor Area = 1156 Sq. Feet
= 107.16 Sq. Metres

