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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

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# 3 Abington Road

Sale, M33 3DL



£650,000

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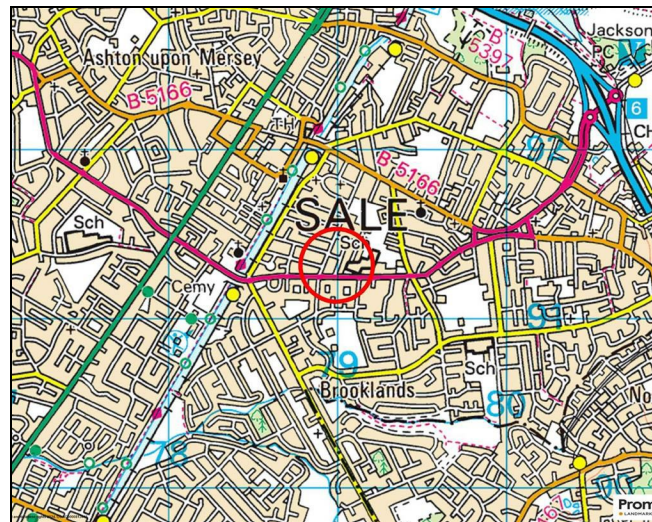
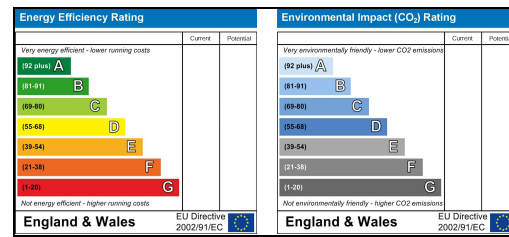


INDEPENDENT ESTATE AGENTS



## energy efficiency

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



# Overview

A SUPERBLY PROPORTIONED FIVE BEDROOMED PERIOD SEMI DETACHED WITH EXTENSIVE ACCOMMODATION OVER THREE FOUR FLOORS. THREE RECEPTION ROOMS. LOVELY GARDENS. VERY POPULAR CUL DE SAC LOCATION FOR SCHOOLS AND TOWN CENTRE.

Hall. Three Reception Rooms. Kitchen. Five Bedrooms over the Upper Floors. Two Bath/Shower Rooms. Established 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, much improved, Five Bedroomed Period Semi-Detached with extensive Accommodation over Three Floors.

This cul de sac location has always been popular, being within a short distance of the Town Centre, Metrolink and several of the popular schools including Sale Grammar which is just around the corner.

Internally there are excellent-sized rooms throughout and many original features including: tall coved ceilings, stripped panelled doors and some beautiful fireplaces.

In addition to the Accommodation there are lovely established broadly west facing Gardens

An internal viewing will reveal:

Recessed Porch with step up to an original panelled and leaded front door with matching windows to either side.

Entrance Hallway. A wonderful, large entrance into the property having stripped panelled doors providing access to the Dining Room, Lounge and Sitting Room. A side panelled spindle balustrade staircase rises to the First Floor. Coved ceiling.

Sitting Room. A well-proportioned Reception Room having a wide angled three section bay window to the front elevation. Coved ceiling. Opening into the Lounge.

Lounge. Another good-sized Reception Room having a wide angled three section bay window to the side elevation. Attractive, open period fireplace feature to the chimney breast. Coved ceiling. Picture rail surround.

Dining Room. A lovely wide room having a sash window to the rear elevation providing views over the garden. A stripped panelled door provides access to a useful under stairs storage space. Stripped wooden floor. Hollowed out chimney breast with exposed brick and cast-iron wood burning stove. Stripped double door pantry cupboards to each of the alcoves. Opening into the Kitchen.

The Kitchen is fitted with a range of predominally free standing units incorporating a large stainless steel sink unit with drainer and mixer tap. Ample space for a range of freestanding appliances. Two Velux skylight windows. Double glazed uPVC French doors open out onto the rear garden. A stable style composite door leads outside.

First Floor Landing having a spindle balustrade to the return of the staircase opening. A staircase rises to the Second Floor. Stripped panelled doors provide access to Three of the Bedrooms and Family Bathroom.

Bedroom One. A wonderful, large Double Bedroom having two uPVC double glazed windows to the front elevation.

Bedroom Three having two uPVC double glazed windows to the side elevation. Extensive stripped wooden built in storage cupboards and wardrobes including separate cupboard housing the hot water tank and additional storage.

Bedroom Four having a uPVC double glazed window to rear elevation.

Door opens to an additional WC.

Family Bathroom fitted with a suite providing a panelled bath with electric shower over, wash hand basin and WC. Opaque uPVC double glazed windows to the rear elevation. Wall mounted heated polished chrome towel radiation.

Second Floor Landing with doors providing access to Two further Bedrooms and a Shower Room. Velux skylight window.

Bedroom Two. A wonderful, large Double Bedroom having a uPVC double glazed window to the side elevation. Attractive period fire surround to the chimney breast. A stripped panelled door opens to a large walk-in wardrobe. A further smaller door provides access and storage space within the eaves.

Bedroom Five. A good-sized Double Room have two uPVC double glazed windows to the rear elevation. A door opens to a useful cupboard housing the cold water tank.

Shower Room fitted with a shower enclosure with electric shower and wall hung wash hand basin.

Externally, the property has an established garden frontage with pathway. To the rear is a delightful garden with block paved patio area leading to the main area of lawn with borders surrounding.

An impressive family home!

Approx Gross Floor Area = 1779 Sq. Feet  
= 165.2 Sq. Metres

