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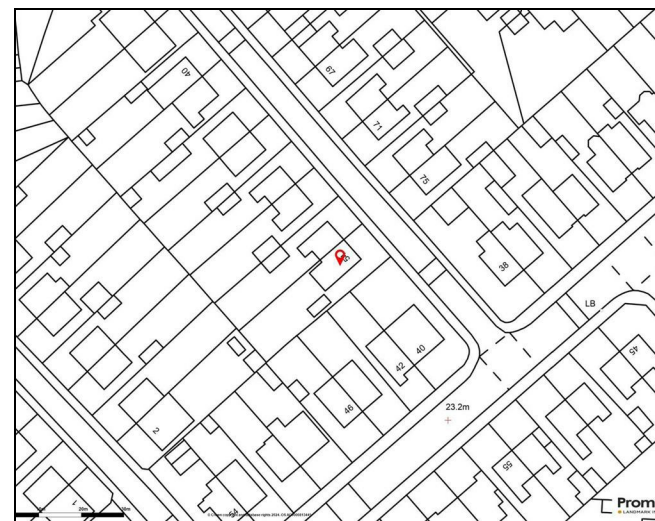
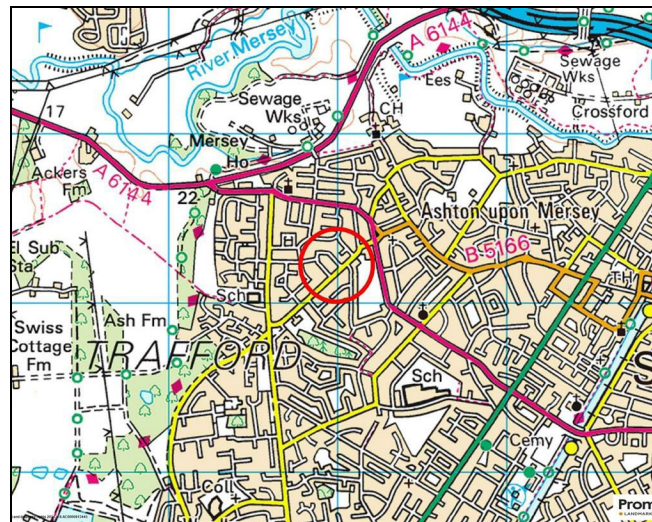
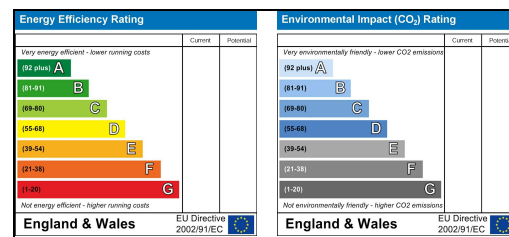


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

A SUPERBLY PROPORTIONED, COMPREHENSIVELY EXTENDED AND IMPROVED, THREE BEDROOMED SEMI-DETACHED FAMILY HOME WITH EXCELLENT SIZED WIDE GARDEN PLOT IN A POPULAR LOCATION CLOSE TO ASHTON VILLAGE. FABULOUS OPEN PLAN LIVING DINING KITCHEN.

Porch. Hall. WC. Sitting Room. Stunning open plan Living Dining Kitchen. Three Bedrooms. Bathroom. Large Driveway. Garage. Superb established rear garden.

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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

A superbly-proportioned, Comprehensively extended, Three Bedroomed Semi-Detached which enjoys excellent family accommodation.

The property benefits from a large single storey rear extension creating an impressive open plan living dining kitchen with Velux windows and French doors to the garden.

The Garden Plot is of an excellent size, wider than average, providing not only ample off street Parking and a superb rear Garden, but further potential to extend - subject to any permissions.

The location is ideal, being within an easy reach of the Town Centre and Ashton on Mersey Village and in a great location for popular schools.

An internal viewing will reveal:

Entrance Porch. Having opaque leaded double glazed front door. Step up to opaque double glazed inner door through to the Entrance Hallway.

Entrance Hall. Having staircase rising to the First Floor. Doors then open to the Lounge, Open Plan Living Dining Kitchen and Ground Floor WC.

Ground Floor WC. Fitted with a low level WC, space saver vanity sink unit. Opaque uPVC double glazed to the side elevation.

Lounge. A well proportioned Reception Room having a uPVC double glazed bay window to the front elevation. Large opening into the Open Plan Living Dining Kitchen.

Open Plan Living Dining Kitchen. A fabulous large extended space perfect for modern family living. The room has a part valued ceiling with three skylight velux windows. There is then a set of uPVC double glazed sliding patio doors opening out onto the Rear Garden. uPVC double glazed window to the rear plus an additional uPVC double glazed window to the side.

The Kitchen is fitted with contemporary base style of units with quartz worktops over incorporating a large island unit which doubles up as a breakfast bar. Oversized inset sink unit with mixer tap. Space for a range cooker with oversized extractor hood over. Integrated dishwasher. Ample space for a range of freestanding appliances. Wall mounted Ideal gas central heating boiler concealed in one of the cupboards.

First Floor Landing. Having a uPVC double glazed window to the half landing. Doors then open to the Three Bedrooms, Bathroom and Separate WC.

Bedroom One. An excellent sized double bedroom having a uPVC double glazed window to the front elevation.

Bedroom Two. Another good double room having a uPVC double bay glazed window to the rear

elevation providing views over the Garden.

Bedroom Three. Having a uPVC double glazed bay window to the front.

Bathroom. Fitted with a contemporary suite comprising of shaped panelled bath with thermostatic shower over. Wall hung twin drawer vanity sink unit. Wall mounted polished chrome tiled rail radiator. Tiled floor. Tiled walls. Inset spotlights to the ceiling. Opaque uPVC double glazed window to the rear elevation.

Outside to the front the property enjoys ample off street parking, there are then timber double gates at the side opening to the wide space at the side of the property leading to the rear gardens and Garage.

The rear garden is of an excellent sized, broadly south westerly facing, and mostly laid to lawn with established borders surrounding.

A superb family home!

Approx Gross Floor Area = 1046 Sq. Feet
= 972 Sq. Metres

