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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

6 Church Lane

Sale, M33 5GN



£450,000

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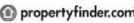


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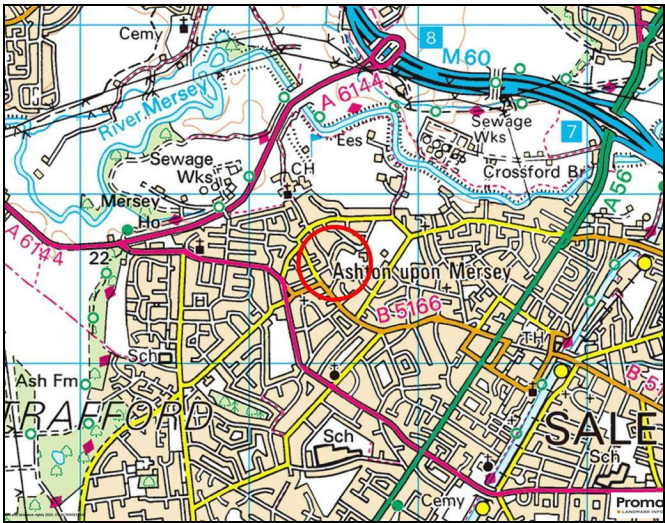
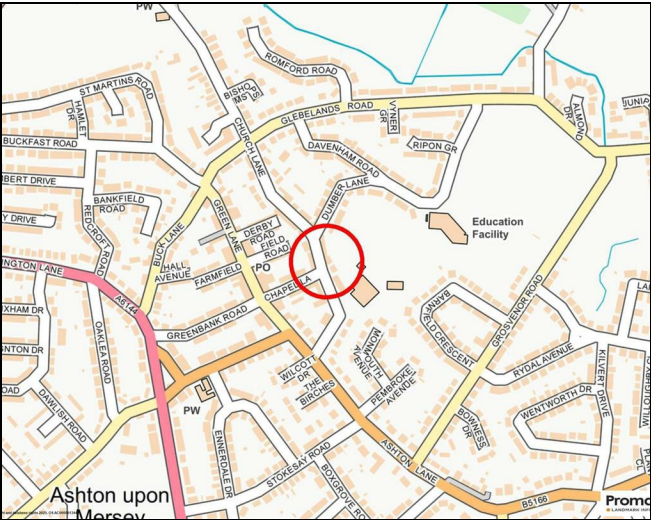
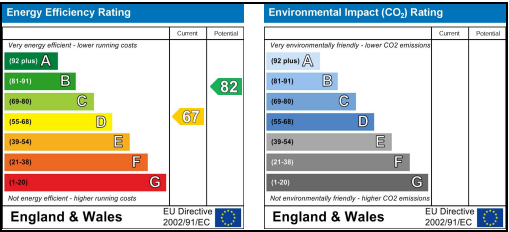


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A BEAUTIFUL LARGE THREE DOUBLE BEDROOMED PERIOD TERRACE WITH SUPERB LOFT CONVERSION AND GORGEOUS PRIVATE REAR GARDEN. FIRST CLASS LOCATION. FABULOUS UPGRADED INTERIOR.

Hall. Lounge. Dining Room. 19'10" Breakfast Kitchen. Two Dbl Bedrooms. Large Bathroom. Converted Loft Room. Fabulous gardens. A STUNNING PROPERTY

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 beautiful, large Three Double Bedroomed, Period Terrace which offers over 1400 sqft of Accommodation including a superb Loft Conversion which is used as the Master Bedroom.

The property enjoys a stunning rear Garden which is extremely Private as it backs onto School Playing Fields.

Internally the property has been tastefully upgraded and improved including extensive re decoration and modern Kitchen and Bathroom fittings.

The location is ideal, Church Lane is always popular and is within a short distance of the Village Centre.

An internal viewing will reveal:

Recess Porch with step-up to an opaque, leaded, uPVC double glazed front door with window above.

Entrance Hallway having a staircase rising to the First Floor. Striking chequered black and white tiled floor. Door through to the Dining Room.

Dining Room. A superb, large Reception Room having a set of uPVC double French doors opening up onto the rear Garden. Attractive fireplace feature with gas fire imitation cast iron stove. Coved ceiling. Large opening into the Lounge. Door through to the Kitchen.

Lounge. Another good-sized room having a uPVC double glazed window to the front elevation. Coved ceiling. Part-hollowed-out chimney breast feature.

Dining Kitchen, a superb large room with plenty of space for a table. The Kitchen has been re-fitted with a range of modern base and eye-level units with worktops over with inset white ceramic sink unit with mixer tap. Built-in electric oven with four ring gas hob and extractor hood over. Integrated dishwasher. Ample space for a range of freestanding appliances. uPVC double glazed windows to the rear and side elevations and a UPVC double glazed door opens to the Garden. Folding door opens to a useful under stairs storage cupboard.

First Floor Landing having a UPVC double glazed window to the front elevation. Doors then open to Two of the Bedrooms and Bathroom. A further staircase rises to the Second Floor; underneath which are a useful range of built-in storage cupboards.

Bedroom One. A well-proportioned Double Bedroom having a UPVC double glazed window to the rear elevation which provides lovely views over the Garden and Playing Fields beyond.

Bedroom Two. Another good-sized Bedroom having a UPVC double glazed window to the front elevation. Period, cast iron fire surround to the chimney breast.

A stylish bathroom re-fitted with a contemporary white suite with chrome fittings comprising of: double-ended panelled bath with central chrome mixer taps and Victorian-style 'telephone taps' shower mixer attachment, separate, enclosed shower cubicle with thermostatic shower, low-level WC, pedestal wash hand basin. Built-in cupboard housing the 'Worcester' gas central heating boiler. Opaque, UPVC double glazed window to the rear elevation. Part-tiled walls.

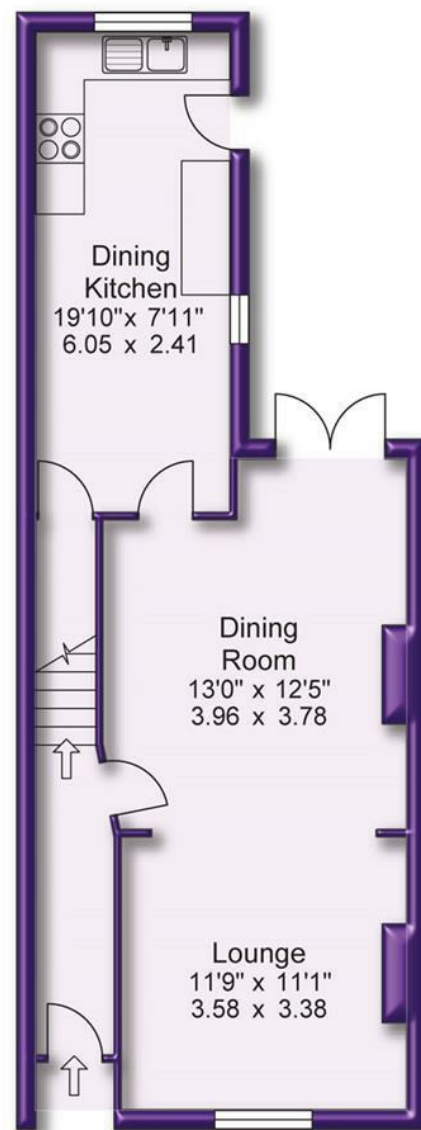
Second Floor Landing having a door through to the Converted Loft Room.

14'4" x 10'10" (main area measurements) Converted Loft Room/Bedroom Three. A really useful room having two Velux windows to the rear elevation which provides lovely views over the Garden and Playing Fields. Recently re-insulated. Useful built in storage space with the eaves.

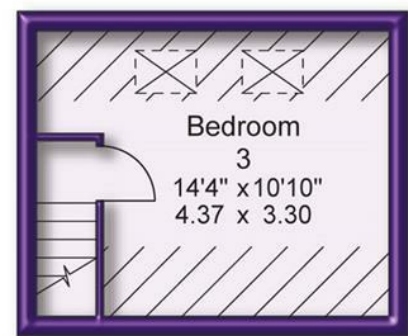
Outside to the front, the property has a walled Garden frontage with wrought iron railings and gate; whilst to the rear, the property has a stone paved, walled Courtyard which then leads into the main garden which has been carefully landscaped to provide the perfect backdrop to the house. The garden feels extremely private as it backs onto School Playing Fields.

An incredible amount of space on offer!

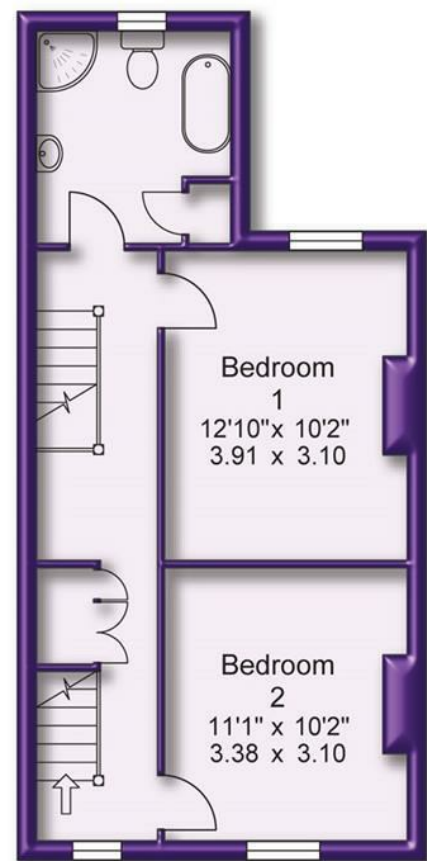
Approx Gross Floor Area = 1431 Sq. Feet
= 132.9 Sq. Metres



Ground Floor



Second Floor



First Floor