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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£695,000

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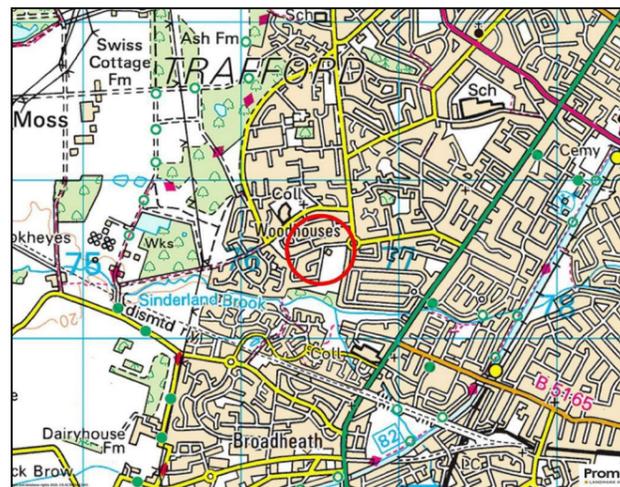


energy efficiency

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			(49-59) C
(55-68) D			(65-68) D
(39-54) E			(83-84) E
(21-38) F			(91-98) F
(1-20) G			(101-108) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions

England & Wales EU Directive 2002/91/EC

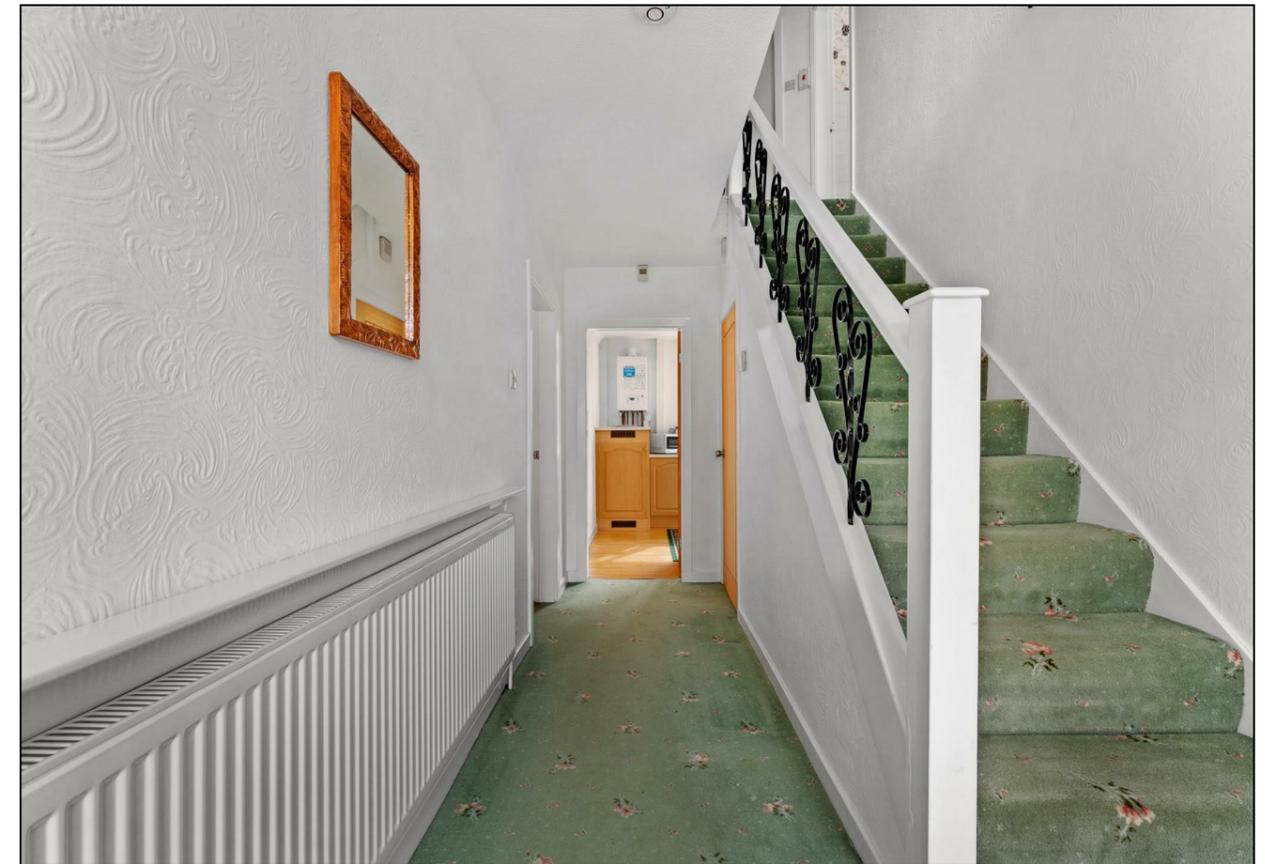


Overview

****NO CHAIN****A SUPERBLY PROPORTIONED FOUR DBL BEDROOMED DETACHED WHICH OFFERS IDEAL FAMILY ACCOMMODATION. FANTASTIC CORNER PLOT WITH ASPECT TOWARDS WOODHEYS PARK. DETACHED DBL GARAGE. TWO DRIVEWAYS. LOVELY ESTABLISHED GARDENS. IDEAL LOCATION FOR SCHOOLS.

Hall. Lounge. Dining Room. Sitting Room. Kitchen. WC. Four Double Bedrooms. Bathroom. Two Driveways. Double Garage. Superb 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

A Superbly proportioned, Four Double Bedroomed Detached which offers excellent family accommodation.

The property enjoys a fabulous corner plot with established gardens to three sides, two separate driveways and a Detached Double Garage.

The location is ideal on this ever popular road, close to several of the popular Schools and within an easy reach of the Town Centre/Metrolink.

In addition the property enjoys delightful rear and side aspects facing towards the open space of Woodheys Park.

The property has been in the same family since new and has been a really well kept home with several recent upgrades including a new central heating system and boiler in 2025.

An internal viewing will reveal:

Entrance Porch, having an opaque, leaded, uPVC double glazed front door. Step-up to a further opaque, glazed panelled door through to the Entrance Hallway.

Entrance Hallway, having a staircase rising to the First Floor. Doors then open to the Lounge, Kitchen and Dining Room.

Lounge. A well-proportioned Reception Room, having a uPVC double glazed window to the front elevation. Two further uPVC double glazed windows to the side elevation. Tiled fireplace with open fire. Coved ceiling. glazed sliding doors through to the Sitting Room.

Dining Room. Another good-sized Reception Room, having a set of uPVC double glazed French doors opening out onto the rear Garden. Glazed sliding door into the Kitchen.

Sitting Room, having a uPVC double glazed window to the front elevation. A further uPVC double glazed window to the side. Built-in storage. Double doors open to a useful understairs storage cupboard.

The Kitchen is fitted with a range of base and eye-level units with worktops over and inset, one and a half bowl sink unit with mixer tap. Built-in double oven with four ring gas hob. Ample space for a range of freestanding appliances. Wall-mounted, Baxi gas central heating boiler. uPVC double glazed window to the rear elevation providing views over the Garden. Opaque glazed door opens to the side Hallway.

Side Hallway, having an opaque, uPVC double glazed door opening to the front. Opaque, uPVC double glazed window to the side elevation. Sliding door through to the Ground Floor WC.

Ground Floor WC fitted with a low-level WC and wash hand basin. Opaque, uPVC double glazed window to the side elevation.

First Floor Landing, having doors opening to the Four Bedrooms, Shower Room and Separate WC. Loft access point.

Bedroom One. A superb, large Double Bedroom, having a uPVC double glazed window to the front elevation and an additional uPVC double glazed window to the side elevation.

Bedroom Two. Another excellent-sized Double Bedroom, having a uPVC double glazed window to the rear elevation providing views over the large Garden and Woodheys Park beyond. Additional uPVC double glazed window to the side.

Bedroom Three, having two, uPVC double glazed windows to the front elevation.

Bedroom Four, having a uPVC double glazed window to the rear elevation providing views over the large Garden

and Woodheys Park beyond.

The Shower Room is fitted with a suite, comprising of double-width shower enclosure with electric shower and wash hand basin. Wall-mounted, heated, polished chrome towel rail radiator. Built-in storage cupboard. Opaque, uPVC double glazed window to the side elevation.

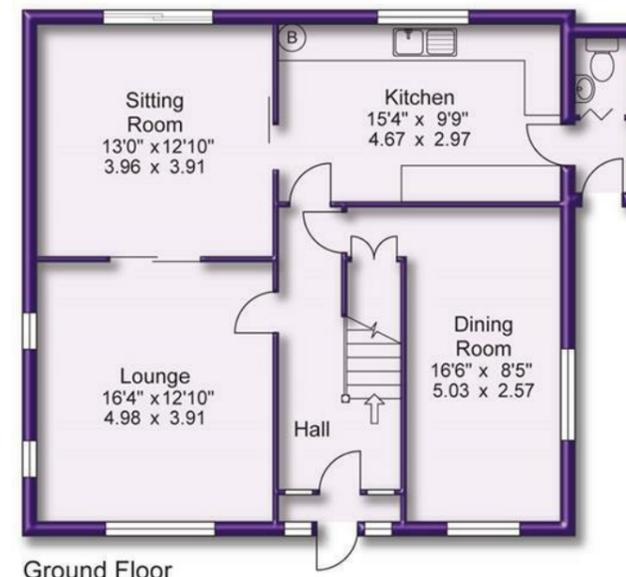
Separate WC fitted with a low-level WC. Opaque, uPVC double glazed window to the rear elevation.

Outside the property enjoys established gardens to three sides, the rear garden in particular being a good size and really private. There are driveways to both the front and rear of the property as well as the Detached Double Garage at the back of the garden accessed from Kenmore Road.

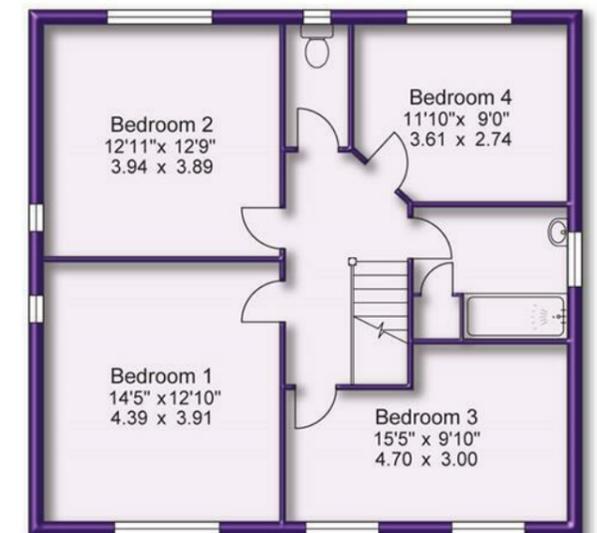
A wonderful family home!



Approx Gross Floor Area = 1598 Sq. Feet
(exc. Garage) = 148.5 Sq. Metres



Ground Floor



First Floor