



**HALE OFFICE:**

212 ASHLEY ROAD, HALE,  
CHESHIRE WA15 9SN  
TEL: 0161 941 6633  
FAX: 0161 941 6622

Email: hale@watersons.net

**SALE OFFICE:**

91-93 SCHOOL ROAD, SALE,  
CHESHIRE M33 7XA  
TEL: 0161 973 6688  
FAX: 0161 976 3355

Email: sale@watersons.net



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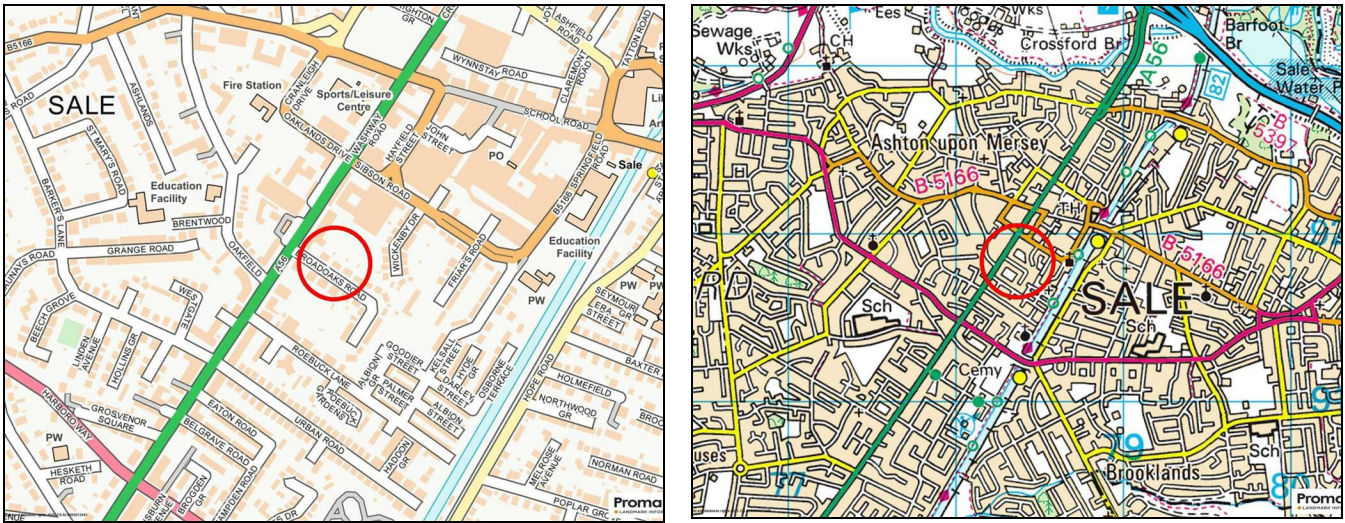
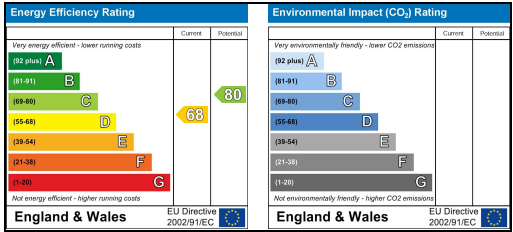
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# energy efficiency

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



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures 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.

# overview

**\*\*NO CHAIN\*\*** A FABULOUS LARGE 1920'S FOUR BEDROOMED SEMI DETACHED WHICH ENJOYS A MAGNIFICENT APPROX 0.25 ACRE PLOT. OVER 200 FT REAR GARDEN! POPULAR ROAD PERFECT FOR EXCELLENT SCHOOLS AND THE METROLINK. SUPERB LARGE ROOMS THROUGHOUT. AMPLE PARKING.

Porch. Hall. WC. Lounge. Dining Room. Breakfast Kitchen. Conservatory. Four Double Bedrooms. Bathroom. Driveway + Detached Garage. Incredible Gardens.

CONTACT SALE 0161 973 6688





# in detail

A fabulous large Four Bedroomed Semi-Detached which offers superb family accommodation.

The location is ideal, being on a lovely cul de sac, perfectly placed for several of the popular Schools, Town Centre and Metrolink.

The property enjoys a magnificent established approximately 0.25 acre plot with the rear garden extending to over 200 ft in length!

In addition to the accommodation there is ample driveway parking and Detached garage.

An internal viewing will reveal:

Comprising:

Entrance Porch. Having an opaque glazed panelled double doors to the front, further opaque double doors open to the Entrance Hallway.

Entrance Hallway. A wonderful large entrance into the property certainly setting the spacious theme that is set throughout. Spindle staircase rises to the First Floor with useful understairs storage. Doors then provide access to the Lounge, Dining Room and Breakfast Kitchen. Coved ceiling.

Lounge. A superb large reception room having a wide leaded uPVC double glazed square bay window to the front elevation. Attractive fireplace feature to the chimney breast. Coved ceiling. Inset LED spotlights. Glazed double doors open to the Dining Room.

Dining Room. Another good sized reception room having a set of double glazed sliding patio doors opening out onto the Large Rear Garden. fireplace feature to the chimney breast. Coved ceiling. Inset LED spotlights.

Breakfast Kitchen. A good sized room, the kitchen is fitted with an extensive range of modern base and eye level units with polished granite worktops over incorporating a deep section of worktop which doubles up as a Breakfast Bar. Inset stainless steel sink unit with inset spray mixer tap. Build in NEFF twin ovens. NEFF induction hob with oversized angled extractor hood over. Ample space for free standing appliances. uPVC double glazed window to the side elevation. Inset LED spotlights. of uPVC double glazed sliding patio doors open to the Conservatory.

Conservatory. Having double glazed windows to three elevations with glass roof and a set of double glazed sliding patio doors opening out onto the Large Rear Garden. Door opens from the Kitchen to Ground Floor WC.

Ground Floor WC. Fitted with low level WC and vanity sink unit. Tiled walls. Part tiled floor. Opaque uPVC double glazed window to the side elevation.

First Floor Landing. Having a spindle balustrade to return the staircase opening. Large leaded and stained glass uPVC double glazed window to the side elevation. Inset LED spotlights to the ceiling. Coved ceiling. Large loft access point with pull down ladder - the lofts in these properties are huge along with great head height offering scope to convert subject to any permissions. Doors then open to the Four Double Bedrooms and Family Bathroom.

Bedroom One. An impressive large double bedroom having a uPVC double glazed window to the rear elevation providing views over the Gardens. Coved ceiling. Inset spotlights.

Bedroom Two. Another good double room having a uPVC double glazed leaded square bay window to the front elevation.

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

Bedroom Four. Still a good size double room having a deep still angled uPVC double glazed bay window to the rear elevation. Coved ceiling. Inset spotlights.

Family Bathroom. Fitted with a contemporary white suite with chrome fittings comprising of tiled panelled bath with shower mixer attachment. Separate shower enclosure with thermostatic shower. Low level WC. Wash hand basin. Tiled floor. Tiled walls. Two opaque double glazed windows to the side elevation. Polished chrome towel rail radiator.

Outside the property has a deep frontage with driveway providing ample parking. There are then gates at the side leading to the rear and the Garage. Concrete shed perfect for storage.

The gardens are a wonderful feature of the property, the rear gardens extending to over 200ft in length, there are large areas of lawn with established borders surrounding.

An amazing house offering brilliant accommodation!

Approx Gross Floor Area = 1730 Sq. Feet  
= 160.8 Sq. Metres

