



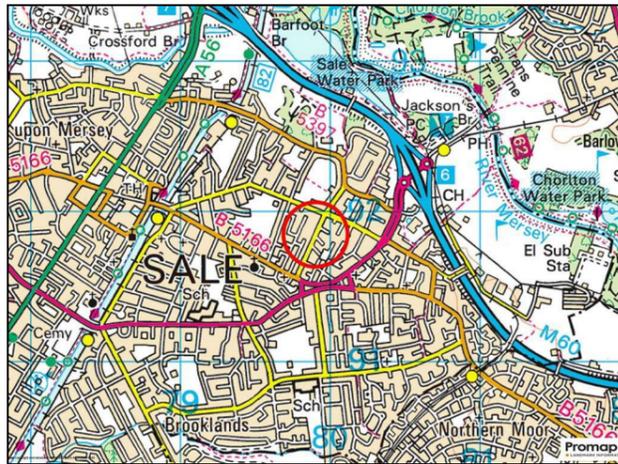
**HALE OFFICE:**  
 212 ASHLEY ROAD, HALE,  
 CHESHIRE WA15 9SN  
 TEL: 0161 941 6633  
 FAX: 0161 941 6622  
 Email: hale@watersons.net

**SALE OFFICE:**  
 91-93 SCHOOL ROAD, SALE,  
 CHESHIRE M33 7XA  
 TEL: 0161 973 6688  
 FAX: 0161 976 3355  
 Email: sale@watersons.net



INDEPENDENT ESTATE AGENTS

# location



# energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	79	England & Wales	

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.



WATERSONS

INDEPENDENT ESTATE AGENTS

# 57 Temple Road

Sale, M33 2FQ



**AN IMPRESSIVE, LARGER THAN AVERAGE 1920'S THREE BEDROOMED SEMI DETACHED OFFERING EXCELLENT SIZED ROOMS THROUGHOUT. WONDERFUL LARGE PRIVATE GARDEN. PERFECT FOR SCHOOLS. GREAT POTENTIAL TO EXTEND.**

**Porch. Large Hall. WC. Lounge. Sitting Room. Morning Room. Kitchen. Three good sized Bedrooms. Bathroom. Ample Parking. Det Garage. Superb private Gardens.**

**CONTACT SALE 0161 973 6688**

**£575,000**

# in detail



A Superbly proportioned, larger than average, Three Bedroomed 1920's Semi-Detached which offers over 1300 sqft of accommodation.

The property offers great scope to upgrade and extend, subject to any consents, and retains many original features such as some beautiful stained and leaded glass, coved ceilings, picture rails and panelled doors.

The location is ideal, being within a short distance to the Town Centre, Sale Moor Village and several of the popular Schools.

In addition to the accommodation there is ample Driveway Parking, Detached Garage and a good sized Private Rear Garden.

An internal viewing will reveal:

**Entrance Porch.** Having a uPVC double glazed front door with original stained and leaded windows flanking both sides and above. Original decorative tiled floor with step up to an original stained and leaded front door through to the Entrance Hallway.

**Entrance Hall.** A magnificent large entrance into the property certainly setting the spacious theme evident throughout. Spindle staircase rising to the First Floor. Coved ceiling. Picture rail surround. Panelled doors open to the Lounge, Sitting Room, Morning Room and Ground Floor WC.

**Sitting Room.** A well proportioned reception room having wide angled uPVC double glazed bay window to the front elevation. Attractive fireplace feature to the chimney breast. Coved ceiling. Picture rail surround.

**Lounge.** Another good size reception room having a set of uPVC double glazed French doors opening out onto the rear garden. Raised inset hollowed out chimney breast feature. Coved ceiling. Picture rail surround.

**Morning Room.** Having a uPVC double glazed window to the side elevation. Built in storage cupboards. Picture rail surround. Opening into the Kitchen.

**Kitchen.** Fitted with a range of base units with worktops over and inset twin sink unit with mixer tap. Ample space for a range of free standing appliances. Two uPVC double glazed windows to the rear elevation overlooking the Gardens. Opaque uPVC double glazed window. Door opens to outside. Quarry tiled floor.

**First Floor Landing.** Having an opaque uPVC double glazed window to the half landing. Picture rail surround. Panelled doors then open to the Three Bedrooms, Bathroom and Separate WC.

**Bedroom One.** A superb large double bedroom having a wide angled uPVC double glazed bay window to the front elevation. Picture rail surround.



**Bedroom Two.** Another good double room having a uPVC double glazed window to the rear elevation providing fantastic views over the large rear garden. Picture rail surround. Built in wardrobes. Period fire surround to the chimney breast.

**Bedroom Three.** A larger than average third bedroom having a uPVC double glazed window to the front elevation. Picture rail surround.

**Bathroom.** Fitted with a suite comprising of panelled bath with separate shower cubicle with electric shower. Wash hand basin. Opaque uPVC double glazed window to the side elevation. Cupboard housing the wall mounted Worcester gas central heating boiler.

Outside, the front of the property is approached by a paved Driveway providing ample off street parking. This then continues down the side of the property leading to the rear.

The rear of the property provides a fantastic large rear garden having a paved patio area leading onto the main area of lawn with well established borders. There are no houses backing onto this property making the garden extremely private.

Much larger than other similar houses!



Approx Gross Floor Area = 1348 Sq. Feet  
= 125.3 Sq. Metres

