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PROPERTY SALES AND RENTALS



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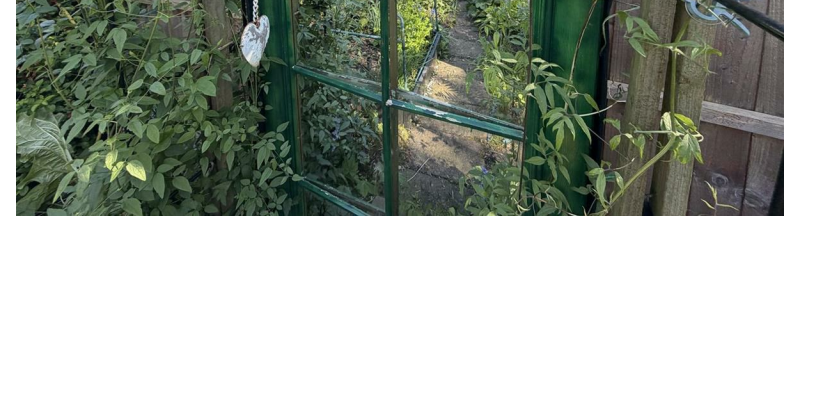
INDEPENDENT ESTATE AGENTS

# 13 Arnesby Avenue

Sale, M33 2NJ



£650,000





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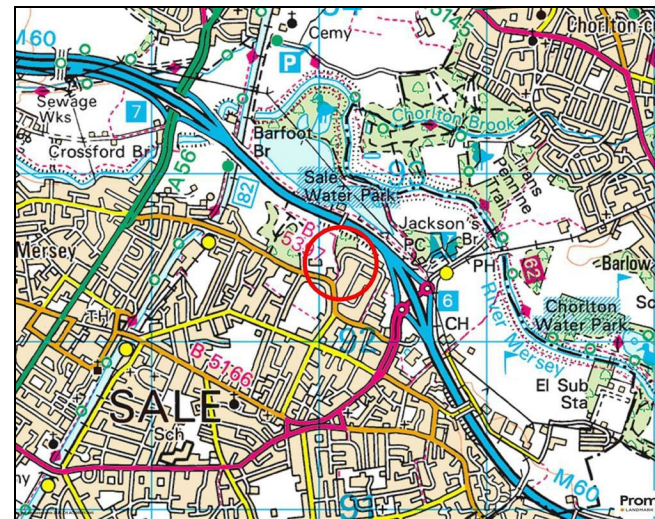
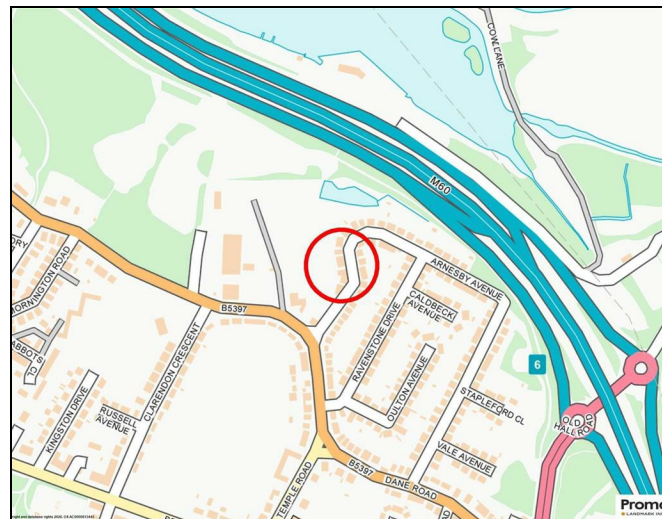
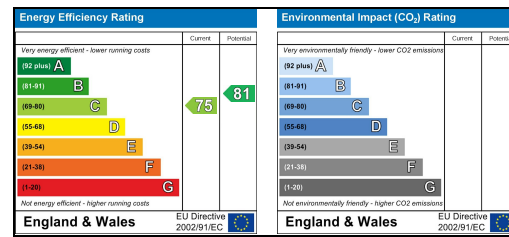


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## energy efficiency

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



# Overview

AN IMPRESSIVE, EXTENDED AND UPGRADED, FOUR BEDROOMED DETACHED WHICH OFFER EXCELLENT FAMILY ACCOMMODATION. BEAUTIFUL LANDSCAPED PRIVATE REAR GARDEN WITH OPEN ASPECT. PERFECT FOR SCHOOLS + METROLINK.

Porch. Hall. WC. Lounge. and Dining Room. Sitting Room. Kitchen. Utility. Four Bedrooms. Two Bath/Shower. One En Suite. Ample Parking. Det Garage. Superb private Gardens.

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**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that 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, extended and upgraded, Four Bedroomed Detached which offers excellent family accommodation.

The property has been tastefully upgraded during recent years including Contemporary Kitchen and Bathroom fittings, replacement roof, re pointing, driveway, extensive re decoration and uPVC double glazed windows and composite door.

The location is ideal, being within an easy reach of the popular Schools, Metrolink at Sale Water Park and Dane Road and access to the M60.

In addition to the accommodation there is ample Driveway Parking, Detached Garage and a stunning landscaped rear garden which is really private as it enjoys an outlook facing an open field.

An internal viewing will reveal:

Canopied Porch with step-up to an opaque, leaded, composite front door with window to one side.

Entrance Hallway, having a spindle staircase rising to the First Floor with useful understairs cloaks cupboard. Contemporary, glazed oak panelled doors to provide access to the Lounge and Kitchen. Three uPVC double glazed windows to the front elevation.

A stylish Kitchen refitted with an extensive range of contemporary, gloss-finish, handleless base and eye-level units with quartz worktops over and inset, one and a half bowl sink unit and mixer tap. Built-in, Neff double oven with four ring induction hob and extractor hood over. Integrated fridge freezer and dishwasher. Inset spotlights to the ceiling. uPVC double glazed window to the front elevation. Opening into the Utility Room.

Utility Room. A large Utility space, having again matching Kitchen units with space and plumbing beneath suitable for a washing machine and dryer. Part-vaulted ceiling. Opaque, uPVC double glazed window to the front elevation. Wall-mounted, polished towel rail radiator. Door through to the Ground Floor WC.

Ground Floor WC fitted with a low-level WC and wall-hung wash hand basin. Opaque, uPVC double glazed window to the rear elevation. Wall-mounted, gas central heating boiler concealed within the cupboard.

A superb, large, combined Living and Dining Room, having a set of uPVC double glazed sliding patio doors opening out onto the rear Garden. uPVC double glazed window to the side elevation. Fireplace feature to one wall. Glazed, contemporary oak door through to the Family Room.

Family Room. A lovely addition to the property, having two sets of uPVC double glazed French doors, both opening out onto the rear Garden.

First Floor Landing, having doors providing access to the Four Bedrooms and Family Bathroom. Large Loft access point with pull-down ladder.

The Loft has been boarded to provide excellent additional storage space.

Bedroom One. A well-proportioned Double Bedroom, having a uPVC double glazed window to the rear elevation providing lovely views over the Garden and open fields beyond. Built-in wardrobes across one wall. Separate useful dressing table area with uPVC double glazed window to the side. Door through to the En Suite Shower Room.

The En Suite Shower Room is fitted with a suite, comprising of enclosed shower cubicle with thermostatic shower, wall-hung wash hand basin and WC. Wall-mounted, heated, polished chrome towel rail radiator. Opaque, uPVC double glazed window to the side elevation.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the front

elevation. Built-in wardrobes.

Bedroom Three, having a uPVC double glazed window to the rear elevation providing views over the Gardens and open fields beyond.

Bedroom Four, having a uPVC double glazed window to the rear elevation providing views over the Gardens and open fields beyond.

Family Bathroom fitted with a contemporary white suite with chrome fittings, comprising of deep corner panelled bath with shower over, wall-hung vanity sink unit and WC. Wall-mounted, heated, polished chrome towel rail radiator. Opaque, uPVC double glazed windows to the front and side elevations. Part-tiled walls. Inset spotlights to the ceiling.

Outside to the front, the property has a landscaped Garden with adjacent driveway providing ample off street parking; this then continues down the side of the property leading to the Detached Garage and rear Gardens.

The Garden to the rear is a fantastic feature of the property being of an excellent size and extremely private as there are open fields directly behind. The Garden has been beautifully landscaped with stone paved patio area leading onto the shaped area of lawn with extensively stocked borders surrounding. Further gravelled and paved areas at the back of the Garden alongside a good-sized, timber-built Garden Shed.

An immaculate family home!

Approx Gross Floor Area = 1248 Sq. Feet  
= 116.0 Sq. Metres

