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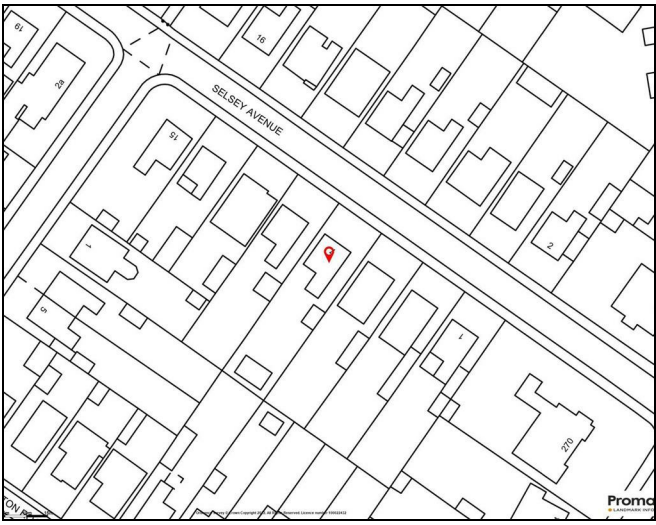
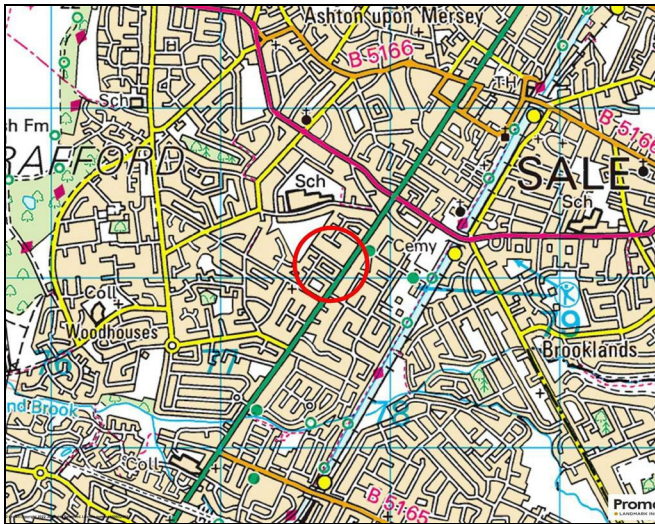
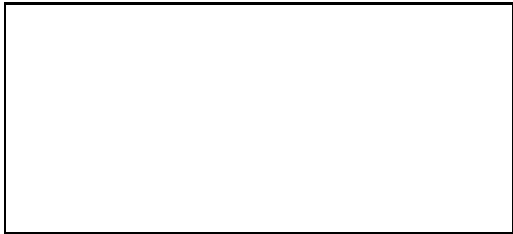


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

AN IMPRESSIVE, EXTENDED AND UPGRADED, FIVE BEDROOMED DETACHED FAMILY HOME LOCATED ON THIS VERY POPULAR CUL DE SAC. EXCELLENT PRIVATE REAR GARDEN. IDEAL FOR LOCAL SCHOOLS INCLUDING ASHTON ON MERSEY SCHOOL.

Large Hallway. WC. Lounge. Sitting Room. Fabulous 26' Family Kitchen. Five Bedrooms over the Upper Floors. Two Bathrooms - One En Suite. Ample Parking. Garage. Large 22' Log Cabin. Great 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 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

An impressive, extended and upgraded, Five Bedroomed Detached Family Home offering over 1800 sqft of Accommodation.

The property enjoys a wonderful, large, established south facing Garden which extends to over 80ft in length!

The location has always been a very popular cul-de-sac with Selsey Avenue Playing Field at the end and a short walk to Local Schools and Sale Town Centre including Ashton on Mersey School.

There are good-sized rooms throughout and improvements include the stylish 26' Kitchen and Converted Loft which adds another Bedroom and Bathroom.

In addition to the Accommodation, there is a superb, large 22' Log Cabin with power at the bottom of the Garden. This would make a perfect Den/Home Office/Gym/Games Room and can be used all year round.

An internal viewing will reveal:

Entrance Porch, having uPVC double glazed double doors to the front with arched window above. Step-up to an opaque, glazed inner door leading to the Entrance Hallway.

Hall. A lovely, large Entrance into the property - certainly setting the spacious theme that is evident throughout. Spindled staircase rising to the First Floor. Glazed doors then open to the Lounge, Sitting Room, Dining Kitchen and Ground Floor WC.

Ground Floor WC, fitted with a contemporary suite, comprising of: low-level WC, square-stone sink unit with chrome mixer tap. Opaque, leaded and stained uPVC double glazed window to the front elevation. Inset spotlights to the ceiling. Part-tiled walls. Tiled floor.

Sitting Room. An excellent-sized Reception Room having a wide-angled, uPVC double glazed bay window to the front elevation with opaque, leaded and stained window lights. Coved ceiling. Attractive fireplace feature to one wall.

Lounge. A wonderful, large Reception Room having a set of uPVC double glazed French doors with windows flanking both sides opening up onto the rear Garden. There are then two, shaped, opaque, uPVC double glazed windows within the inglenook. Attractive fireplace feature to the chimney breast with living flame, coal-effect electric fire. Coved ceiling. Plate rail surround.

The Dining Kitchen is an impressive 26' x10'2" and has been re-fitted with a contemporary range of base and eye-level units with granite worktops and backsplash. The matching island is 9' long. Inset one and half bowl stainless steel sink with chrome mixer tap set into the island which doubles as a Breakfast Bar. An extensive range of 'Bosch', built-in and integrated appliances, including a stainless steel fronted double oven, stainless steel combination oven/microwave, inset induction hob and separate gas burner, integrated dishwasher and washing machine. Ample space for an American style fridge-freezer (maybe available subject to further negotiation). Two, uPVC double glazed windows to the side elevation and a set of uPVC double glazed French doors open up onto the rear. Inset spotlights to the ceiling. Laminate floor. Wall-mounted, 'Worcester' gas central heating boiler concealed within one of the wall-mounted units.

First Floor Landing, having an opaque, leaded, uPVC double glazed window to the Half Landing. There is then a further spindled staircase rising to the Second Floor. Doors then provide access to Four of the Bedrooms and Family Bathroom.

Bedroom One. A superb, large Double Bedroom, having a uPVC double glazed, angled bay window to the rear elevation providing lovely views over the Garden. Built-in wardrobe cupboards to the full-length of one wall.

Bedroom Two. Another excellent-sized Double Bedroom, having an angled, uPVC double glazed bay window to the front elevation with opaque, leaded and stained window lights. Again, the room has built-in wardrobes to the full length of one wall.

Bedroom Three, having a uPVC double glazed window to the rear elevation providing lovely views over the Garden. Additional uPVC double glazed window to the side.

Bedroom Five, having a uPVC double glazed window to the front elevation. Built-in contemporary wardrobe with matching wall-mounted cupboards.

Family Bathroom, re-fitted with a stunning contemporary design suite, comprising of: double-ended, tiled panelled bath, separate, large, wet room-style, walk-in shower with 'Crittall' design shower screen, wall-hung vanity sink unit with twin drawers beneath. Opaque, uPVC double glazed windows to the side elevation. Part-tiled walls. Tiled floor with 'Warm-up' underfloor heating. Wall-mounted, heated towel rail radiator. Inset spotlights.

Second Floor Landing, having an opaque, leaded, uPVC double glazed window to the side elevation. Door opens to Bedroom Four.

Bedroom Four, having a Velux window to the side elevation. Inset spotlights to the ceiling. Door opens to the En Suite Bathroom.

The En Suite Bathroom is fitted with a white suite with chrome fittings comprising of: panelled corner bath, vanity sink unit, enclosed cistern WC. Velux window to the rear elevation. Wall-mounted, heated chrome towel rail. inset spotlights to the ceiling.

Outside to the front, the property is approached via a Driveway which provides ample Off Street Parking; this continues down the side via wrought iron gates, leading to the Garage and Gardens.

The Gardens are a excellent feature of the property, mostly laid to lawn with established borders and extending to over 80 ft in length!

A wonderful Family Home!

