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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£550,000

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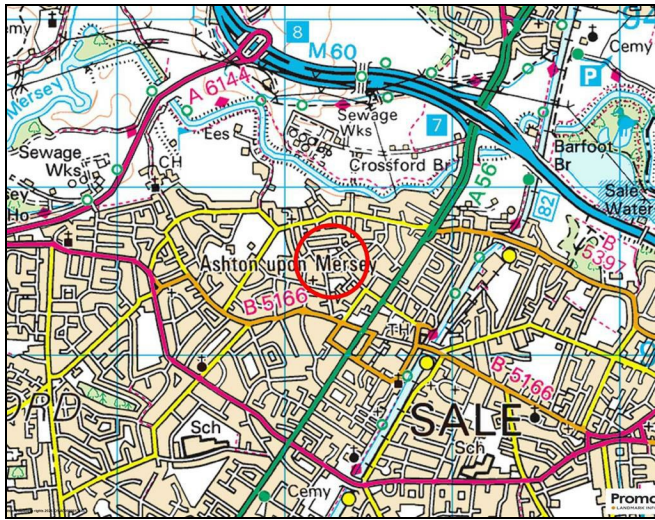
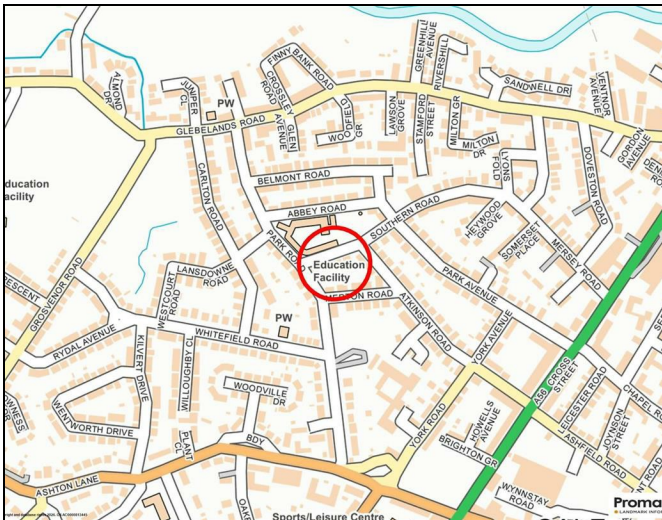
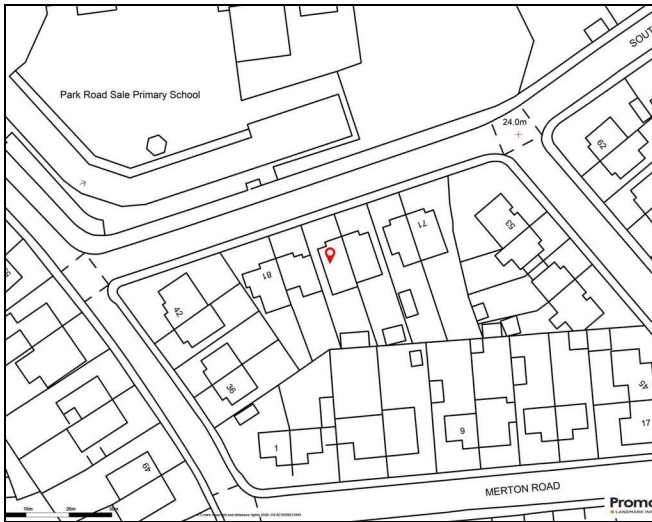
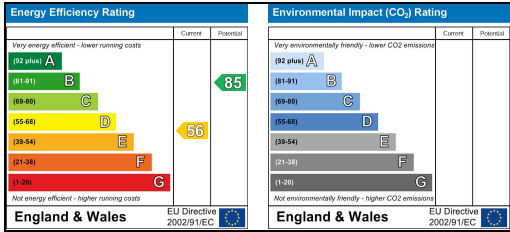
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energy efficiency

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



overview

A FABULOUS, COMPREHENSIVELY EXTENDED AND UPGRADED, THREE BEDROOMED SEMI DETACHED LOCATED ON THIS EVER POPULAR ROAD DIRECTLY FACING PARK ROAD PRIMARY SCHOOL. HIGH SPECIFICATION FITTINGS THROUGHOUT. STYLISH INTERIOR. SUPERB LARGE GARDEN ROOM OFFICE/GYM. DRIVEWAY AND ATTRACTIVE GARDENS.

Hall. Sitting Room. Kitchen with island unit. GF Shower room. Lounge with doors to the garden and Velux windows. Three Bedrooms. 10' Bed 3. Bathroom. Driveway. Private Gardens. Energy Rating: D

CONTACT SALE 0161 973 6688



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.

in detail

A Fabulous, comprehensively upgraded and extended Three Bedroomed Semi-Detached which enjoys excellent sized rooms throughout.

The property has been tastefully renovated throughout including high specification kitchen and bathroom fittings, neutral re decoration and replacement floorcoverings.

The location is extremely popular with the property directly facing the ever in demand Park Road Primary and within an easy reach of the Town Centre.

In addition to the Accommodation there is ample Driveway Parking, established rear garden and a fantastic Garden Room Office/Gym/den!

An internal viewing will reveal:

Canopy Porch with a step up to an opaque glazed composite front door.

Entrance Hallway. Having an opaque uPVC double glazed window to the side elevation. Spindled staircase rises to the First Floor with useful understairs storage. Doors then open to the Sitting Room and Breakfast Kitchen.

Sitting Room. A well proportioned reception room having a wide angled uPVC double glazed angled bay window to the front elevation with three quarter height plantation shutters. Attractive fireplace feature to the chimney breast. Coved ceiling. Built in cabinets and shelving to each alcove.

Breakfast Kitchen. A stylish kitchen fitted with an extensive range of base and eye level units with quartz worktops over incorporating a large central island unit which doubles up as a Breakfast Bar. Inset ceramic twin sink unit with mixer tap. Built in double oven with five ring induction hob. Space and plumbing suitable for a dishwasher. Ample space for an American style fridge freezer. Brushed Steel and glass balustrade with steps down to the Family Room. Doors through to the Ground Floor Shower Room.

Ground Floor Shower Room. Fitted with a suite comprising of double width shower cubicle with thermostatic shower. Vanity sink unit. WC. Built in storage shelving which provides space and plumbing suitable for a washing machine and dryer.

Family Room. An impressive large extension having a vaulted ceiling with two large Velux windows. There is then a double glazed sliding doors with windows flanking both side opening to the Gardens. Tiled floor.

First Floor Landing. Having a spindle balustrade to return the staircase opening. Opaque uPVC double glazed window to the half landing. Large loft access point with pull down ladder. Doors then open to the Three Bedrooms and Bathroom.

Bedroom One. An excellent sized double bedroom having a uPVC double glazed window to the rear elevation overlooking the Gardens.

Bedroom Two. Having a uPVC double glazed window to the front elevation.

Bedroom Three. A larger than average third bedroom having a uPVC double glazed window to the rear elevation.

Bathroom. Refitted with a suite comprising of deep panelled bath with thermostatic shower and fitted glass shower screen. Twin drawer vanity sink unit. WC. opaque uPVC double glazed window to the front elevation. Part tiled walls. Wall mounted chrome towel rail radiator.

Outside to the front there is ample driveway parking.

To the rear there is a lovely enclosed garden having a stone paved patio leading to the main area of lawn.

At the back of the garden is a large Garden Room, perfect as a home office, gym or den! The room has uPVC double doors to the front plus further uPVC double glazed window. The room has an adjacent garden store.

A wonderful family home within this ever popular neighbourhood!

Approx Gross Floor Area = 1370 Sq. Feet
(inc. Garden Room/Store) = 127.3 Sq. Metres

Approx Gross Floor Area = 1155 Sq. Feet
(exc. Garden Room/Store) = 107.4 Sq. Metres

