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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



INDEPENDENT ESTATE AGENTS

90 Broad Road
Sale, M33 2ER



£585,000



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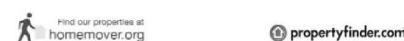
SALE OFFICE:

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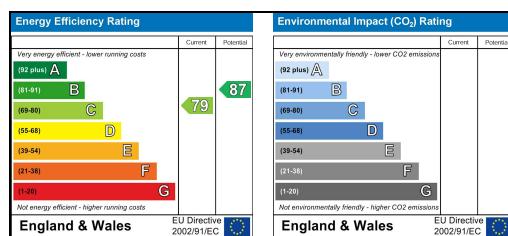


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energy efficiency

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

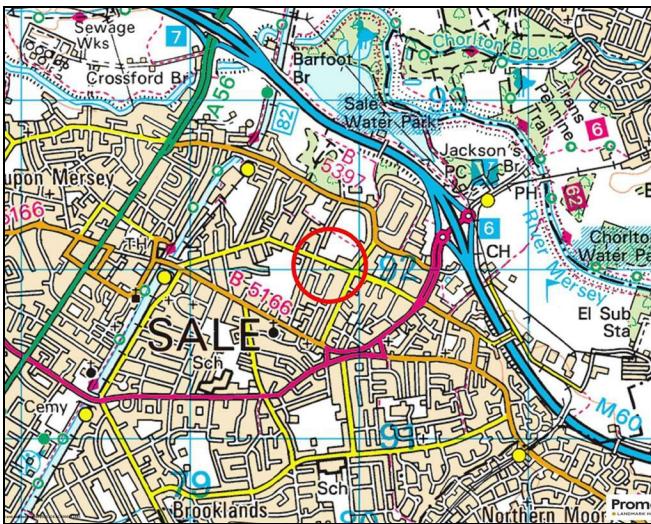


overview

AN IMPRESSIVE, COMPREHENSIVELY EXTENDED AND UPGRADED, THREE BEDROOMED SEMI DETACHED WHICH ENJOYS A SUPERB LARGE 90FT SOUTH FACING REAR GARDEN AND OPEN VIEWS OVER PLAYING FIELDS TO THE FRONT. IDEAL LOCATION FOR SCHOOLS/WORTHINGTON PARK. OVER 1400 SQFT.

Porch. Hall. Sitting Room. Large Open Plan 27' Living Dining Kitchen. Utility + WC. Three good Bedrooms. Shower Room. Ample Driveway Parking. Integral Garage. Fabulous South Facing Gardens.

CONTACT SALE 0161 973 6688



in detail

An impressive, comprehensively extended and upgraded, Three Bedrooomed Semi-Detached which offers over 1400 sqft of Accommodation and enjoys a wonderful, large, over 90ft South Facing rear Garden.

The location is ideal, being on a popular road with open views to the front over Playing Fields and being perfectly positioned for several of the Local Schools and having the open space of Worthington Park just down the road.

The Accommodation has been greatly enhanced, most significantly with addition of a large, Open Plan Living Dining Kitchen with vaulted ceiling, Velux windows and a French doors to the Garden.

Internally, there are replacement Kitchen and Bathroom fittings, neutral redecoration and UPVC double glazing. The property also benefits from solar panels.

In addition to the Accommodation there is ample Driveway Parking, Integral Garage and a superb, large, landscaped rear Garden extending to over 90ft in length!

An internal viewing will reveal:

Entrance Porch having a UPVC, leaded, double glazed double doors to the front. Tiled floor. Step-up to an opaque glazed inner door through to the Entrance Hallway.

Entrance Hall having a spindled staircase rising to the First Floor with useful under stairs storage space. Coved ceiling. doors then provide access to the Sitting Room and large, Open Plan Living and Dining Kitchen.

Sitting Room. A well-proportioned Reception Room having a wide, deep-sill, angled, UPVC double glazed bay window to the front elevation. Attractive fireplace feature to the chimney breast with living flame, coal-effect gas fire. Coved ceiling.

Open Plan Living Dining Kitchen. A stunning, large room split into distinctive Kitchen, Dining and Living Areas. The room has a vaulted ceiling with three Velux windows. There is then a set of UPVC double glazed sliding Patio doors opening out onto the rear Garden. UPVC double glazed window to the rear.

The Kitchen is fitted with an extensive range of modern base and eye-level units with chrome handles and worktops over with inset, one-and-a-half bowl stainless steel sink unit and mixer tap. Space for a range cooker (maybe available subject to further negotiation) with oversized, stainless steel extractor hood over. Integrated dishwasher. Integrated fridge freezer. Large island unit which doubles-up as a Breakfast Bar. Polished tiled floor with underfloor heating. Within the Lounge Area, there is a hollowed-out chimney breast feature with gas fire and wooden beam above. Door through to the Utility Room.

Utility Room. A lovely addition to the property having space and plumbing suitable for a washing machine. Ample space for additional freestanding appliances. New wall-mounted Main gas central heating boiler. UPVC double glazed door and window open to the rear Garden. Continuation of the polished tiled floor. Door through to the Ground Floor WC and further door to the Integral Garage.

WC fitted with a low-level WC. Corner, space-saver sink unit. Opaque, UPVC double glazed window to the side elevation. Continuation of the polished tiled floor.

Garage having a metal up-and-over door to the front, inset spotlights to the ceiling.

First Floor Landing having a spindled balustrade to the return of the staircase opening. Doors then provide access to the Three Bedrooms and Bathroom. Loft access point.

Bedroom One. An excellent-sized Double Bedroom having a UPVC double glazed window to the rear elevation providing lovely views over the Garden.

Bedroom Two. Another good-sized Bedroom having a UPVC double glazed window to the front elevation which

provides lovely views over the Sport Playing Fields in front. Built-in storage cupboard.

Bedroom Three. A much larger-than-average Third Bedroom having a UPVC double glazed window to the rear elevation providing lovely views over the Garden.

Shower Room. Re-fitted with a contemporary suite comprising of: large walk in shower enclosure with thermostatic shower, vanity sink unit, low-level WC. Wall-mounted, heated, polished chrome towel rail. Tiled floor. Part-tiled walls. Opaque, UPVC double glazed window to the front elevation. Inset spotlights to the ceiling.

Outside to the front, the property enjoys a lovely deep frontage with block-paved Driveway providing ample Parking with adjacent large area of lawn.

To the rear, the property enjoys a fabulous, large rear Garden which extends to over 90ft in length. The Garden has been landscaped and provides a large paved Patio Area leading to a fixed curved Seating Area with central fire pit. There is a further area of lawn along with vegetable planters towards to back of the Garden.

A wonderful Family Home!

Approx Gross Floor Area = 1467 Sq. Feet
= 136.2 Sq. Metres

