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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

# 17 Penryn Avenue

Sale, M33 3PG



£725,000

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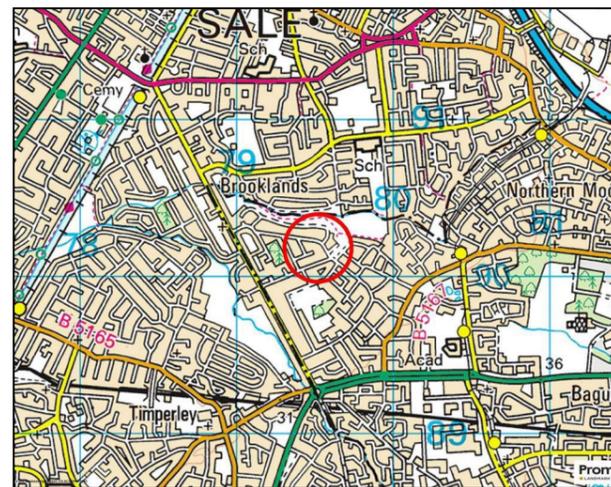
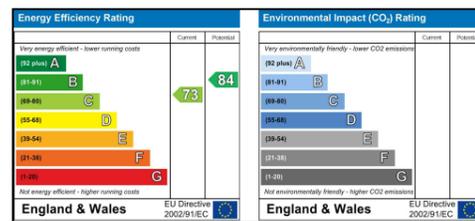


INDEPENDENT ESTATE AGENTS



## energy efficiency

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



# Overview

A SUPERBLY PROPORTIONED, COMPREHENSIVELY REFURBISHED AND EXTENDED DETACHED BUNGALOW LOCATED ON A QUIET CUL-DE-SAC CLOSE TO LOCAL SCHOOLS, SHOPS AND SALE TOWN CENTRE. IMPRESSIVE LARGE GARDEN PLOT. 2393SQFT

Entrance Hall and Inner Hall. Open Plan Live In Breakfast Kitchen. Dining Room. Three Double Bedrooms. Two Contemporary Bath/Shower Rooms. Ample Driveway Parking. Large Detached Double Garage. Superb Gardens.

CONTACT SALE 0161 974 6688



**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

A superbly proportioned, extended and remodelled Detached Bungalow set upon a quiet cul de sac and within walking distance to local schools, shops and close to Sale Town Centre.

The recently refurbished property extends to some 1375 sq ft providing an Entrance Hall, Live In Breakfast Kitchen and Dining Room served by Three Double Bedrooms and Two Bath/Shower Rooms.

A particular feature of the property is the 700 sq ft Loft space which provides excellent storage and potential for an incoming purchaser to convert into additional living accommodation subject to planning permissions and building regulations.

Externally, there is a paved Driveway providing ample off road parking and returning in front of a Detached Double Garage. The Gardens are of a good size and laid to lawn with decked Patio Area enclosed within timber fencing.

Comprising:

Entrance Hall leading to an Inner Hall with doors providing access to the Living and Bedroom accommodation.

Live In Breakfast Kitchen with clearly defined areas. To the Living Area there are sliding Patio doors overlooking and providing access to a decked patio area and the Gardens to the rear. Space for a dining table and chairs. Double glazed uPVC frame window to the side elevation.

Kitchen fitted with an extensive range of base and eye level units with worktops over inset into which is a one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. There is space for a range cooker and fridge freezer. Wall mounted, gas central heating boiler housed within the units. Tiled floor.

Dining Room with double glazed uPVC frame window to the front elevation. Coal effect fireplace feature.

Principal Bedroom One with double glazed uPVC frame window to the rear elevation. Built in Bedroom furniture providing wardrobes, cupboards, dressing table and bedside units.

This Bedroom enjoys an En Suite Shower Room fitted with a contemporary white suite and chrome fittings providing a walk in wet room style shower with dual attachments and glazed screen, wash hand basin with storage below and WC. Tiling to the walls and floor. Double glazed uPVC frame opaque window to the front elevation.

Bedroom Two with double glazed uPVC frame window to the rear elevation enjoying views over the Gardens. Built in wardrobe providing excellent hanging and storage space.

Bedroom Three with double glazed uPVC frame window to the rear elevation enjoying views over the Gardens. Built in wardrobe providing hanging and storage space.

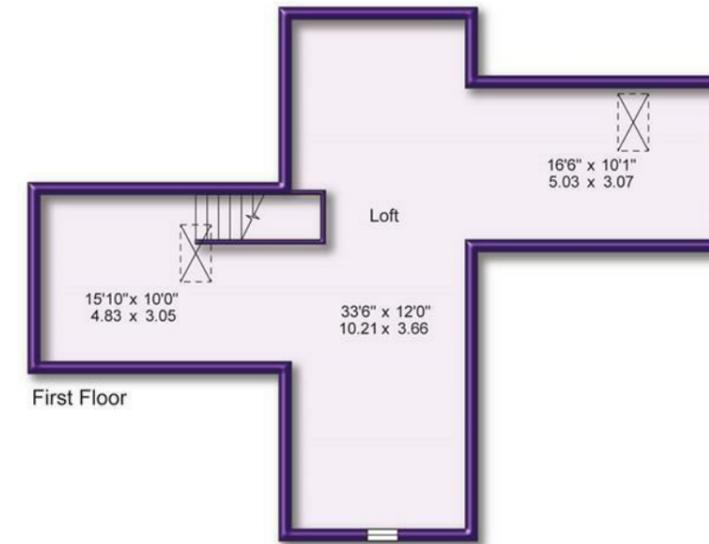
The Bedrooms are served by a Bathroom fitted with a contemporary white suite and chrome fittings providing a double ended bath, wet room style shower and sink. Extensive tiling to the walls. Double glazed uPVC frame window to the front and side elevation.

A staircase rises to a 700 sq ft Loft space providing extensive storage space and with potential for an incoming purchaser to convert into additional Living accommodation subject to any planning and building regulations.

Externally, there is a paved Driveway providing ample off road parking and to the rear, the Garden enjoys a generous Plot with a decked Patio Area adjacent to the back of the house accessed via the sliding Patio doors from the Live In Breakfast Kitchen. Beyond the Garden is laid to lawn and enclosed within timber fencing.

Detached Double Garage with built in worktops and inset sink unit. WC fitted with a white suite. Door and window to the side elevation.

FREEHOLD  
COUNCIL TAX BAND - D



Approx Gross Floor Area = 2393 Sq. Feet  
(Including Loft and Garage) = 222.4 Sq. Metres  
Approx Gross Floor Area = 1375 Sq. Feet  
(Excluding Loft and Garage) = 127.8 Sq. Metres

