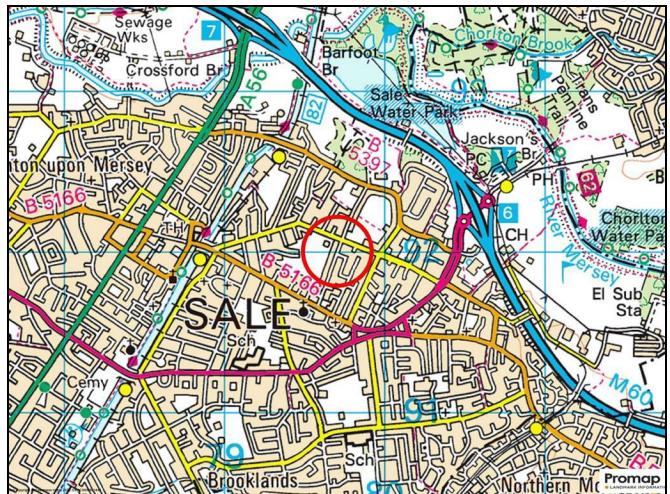


**HALE OFFICE:**

212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

SALE OFFICE:

91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

**INDEPENDENT ESTATE AGENTS****location****energy efficiency**

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current		Potential
Very energy efficient - lower running costs (91 plus)	A	Very environmentally friendly - lower CO ₂ emissions (92 plus)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(38-54)	E	(38-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			

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.

www.watersons.net**INDEPENDENT ESTATE AGENTS**

59 Clarendon Road

Sale, Cheshire, M33 2DY



****NO CHAIN** AN IMPRESSIVE, EXTENDED AND IMPROVED, FOUR BEDROOMED SEMI DETACHED WHICH ENJOYS FABULOUS VIEWS TO THE REAR OVER WORTHINGTON PARK. OPEN PLAN LIVING DINING KITCHEN. CONVERTED LOFT. AMPLE PARKING. PRIVATE REAR GARDEN.**

Porch. Hall. WC. Sitting Room. Superb open plan living dining kitchen. Four Bedrooms. Bathroom. Ample driveway parking. Superb private garden. Garage. NO CHAIN!

CONTACT SALE 0161 973 6688

£500,000www.watersons.net



An impressive, extended and upgraded, Four Bedrooomed Semi-Detached which offers superb accommodation over three floors including a loft conversion.

The property enjoys a wonderful position enjoying views of the lovely open space of Worthington Park.

In addition to the Accommodation, there is ample Driveway Parking, Garage, and a lovely private rear garden.

An internal viewing will reveal:

Entrance Porch. Having a uPVC double glazed front door. Tiled floor. Original panelled door with stained and leaded glass opens to the Entrance Hallway.

Entrance Hall. Having a spindled staircase rising to the First Floor. Continuation of the tiled floor. Doors then open to the Ground Floor WC, Lounge and Open Plan Living and Dining Kitchen.

Ground Floor WC fitted with a low-level WC. Space saver vanity sink unit. Polished tiled floor. Polished tiled walls. Wall-mounted, heated, polished chrome towel rail radiator. Opaque, uPVC double glazed window to the side elevation.

Open Plan Living and Dining Kitchen. A fabulous, large, Extended space, having a part-vaulted ceiling with two skylight Velux windows. There are then two sets of uPVC double glazed French doors with attractive plantation shutters opening out onto the rear Garden. Continuation of the tiled floor. The Kitchen itself is fitted with an extensive range of base and eye-level units with Quartz worktops over and inset one and a half bowl sink unit with mixer tap. Built-in, stainless steel fronted double oven with integrated microwave above. Four ring gas hob with extractor hood over. Integrated fridge freezer and dishwasher. Wall-mounted, Ideal gas central heating boiler concealed within one of the cupboards. Additional, uPVC double glazed window to the side elevation, again with plantation shutters. LED spotlights to the ceiling.

First Floor Landing. Having a spindled balustrade to the return of the staircase opening. uPVC double glazed window to the side elevation. Panelled doors then provide access to Three of the Bedrooms and Bathroom. A further staircase rises to the Second Floor.

Bedroom One. An excellent-sized Double Bedroom, having a uPVC double glazed window to the rear elevation overlooking the Gardens and Worthington Park beyond. Built-in wardrobes to each of the alcoves.

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

Bedroom Four. Having a uPVC double glazed window to the rear elevation providing views over the Gardens and Worthington Park beyond. Built-in wardrobe and storage cupboards.



The Bathroom is fitted with a modern white suite with chrome fittings comprising of panelled bath with electric shower over and fitted glass shower screen, vanity sink unit and WC. Part-tiled walls. Wall-mounted, heated, polished chrome towel rail radiator. Opaque, uPVC double glazed window to the front elevation. Inset spotlights to the ceiling.

Second Floor Landing. Having door providing access to Bedroom Three.

Bedroom Three - forming part of a superb Loft Conversion. The room has an oversized wide window to the rear elevation providing fabulous views over the Gardens and far-reaching views over Worthington Park and Bowling Green beyond. Extensive, built-in wardrobes and drawers.

Outside to the front the property is approached via a gated driveway providing ample parking, this continues down the side leading to the garage and rear garden.

Such a convenient place to live for a family!

