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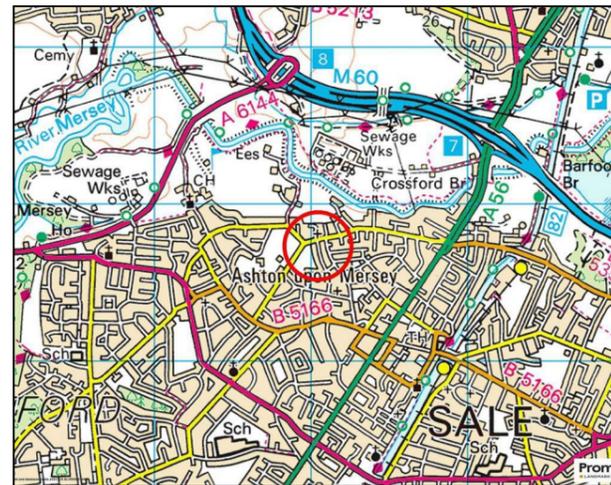
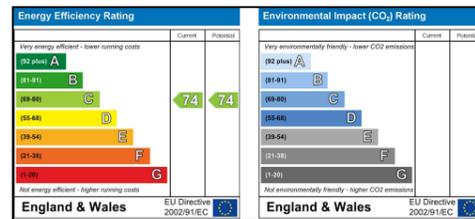


INDEPENDENT ESTATE AGENTS



## energy efficiency

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

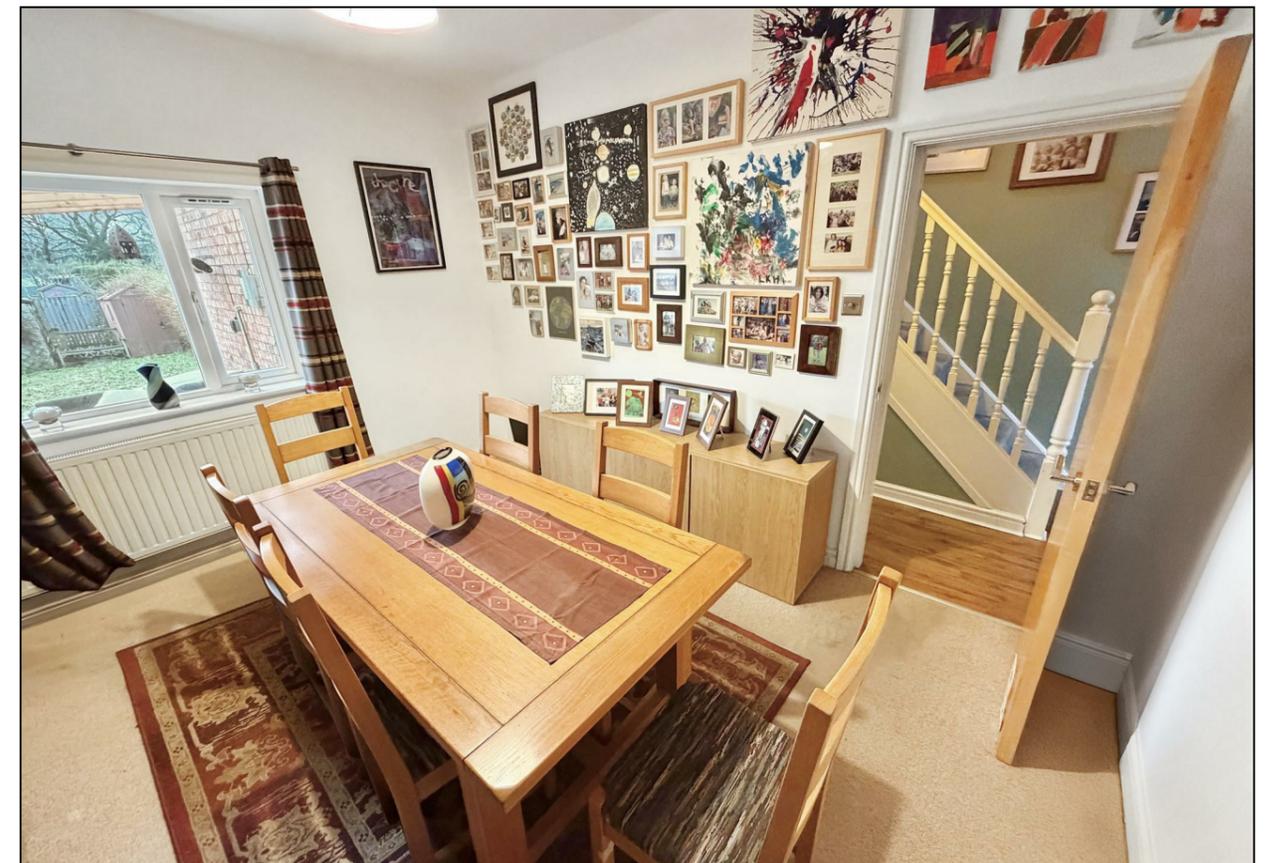


# overview

A SUPERBLY PROPORTIONED, COMPREHENSIVELY EXTENDED, FOUR BEDROOMED SEMI DETACHED WHICH ENJOYS A FABULOUS REAR GARDEN BACKING ONTO ALLOTMENTS. CLOSE TO PARK ROAD SCHOOL + ASHTON PARK. FANTASTIC FAMILY ACCOMMODATION OVER THREE FLOORS INC LOFT CONVERSION.

Hall. WC. Lounge. Dining Room. Kitchen. Four Bedrooms over the upper floors. Two Bath/Shower, En suite. Driveway parking. Established private rear Garden. Energy Rating C.

CONTACT SALE 0161 973 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 Four Bedroomed, Period Semi-Detached which offers excellent Family Accommodation over three floors including fantastic loft conversion.

The property enjoys a wonderful position with a superb private garden which also enjoys an open aspect backing onto Allotments.

Internally, the property has neutral re-decoration throughout, uPVC double glazing and modern Kitchen and Bathroom fittings.

The location is popular, ideal for the Town Centre, Ashton Park and several of the Schools including the Park Road Primary.

In addition to the Accommodation, there is Driveway Parking and a good sized established rear garden.

An internal viewing will reveal:

Entrance Hallway. Having an opaque double glazed front door. Doors then provide access to the Lounge, Dining Room, Kitchen and Ground Floor WC.

Lounge. A well proportioned reception room having a uPVC double glazed window to the front elevation.

Dining Room. Another good sized room having uPVC double glazed window to the rear elevation overlooking the Gardens.

Ground Floor WC. Fitted with a low level WC. Wall hung wash hand basin.

Kitchen. Fitted with a range of modern base style of units with chrome "T Bar" handles with worktops over with inset one and a half stainless steel sink unit with mixer tap. Range cooker with oversized stainless steel extractor hood over. Ample space for a range of free standing appliances. Wall mounted Worcester gas central heating boiler concealed within one of the cupboards. uPVC double glazed window to the rear elevation overlooking the Gardens and a uPVC double glazed stable style door opens to outside.

First Floor Landing. Having a spindle balustrade to return the staircase opening. Further spindle balustrade rises to the second floor. Doors then provide access to Three of the Bedrooms and Family Bathroom.

Bedroom One. A well proportioned double bedroom having a uPVC double glazed window to the front elevation. Door through to the En Suite Shower Room.

En Suite Shower Room. Fitted out as a wet room style shower with electric shower. Wall hung wash hand basin. Enclosed system WC. Wall mounted heated polished chrome towel rail radiator. Opaque uPVC double glazed window to the front elevation. Inset spotlights to the ceiling.

Bedroom Two. Another good double room having a uPVC double glazed window to the rear elevation providing views over the Garden and allotments beyond.

Bedroom Four. Having a uPVC double glazed window to the rear elevation.

Family Bathroom. Fitted with a contemporary white suite with chrome fittings comprising of shaped panelled bath with thermostatic shower over and fitted glass shower screen. Twin drawer wall hung vanity sink unit. Enclosed system WC. Wall mounted heated polished chrome towel rail radiator. Opaque uPVC double glazed window to the side elevation. Inset spotlights to the ceiling.

Second floor landing. Having door through to bedroom three.

Bedroom Three. A superb large double bedroom having a uPVC double glazed window to the side elevation and two skylight velux windows to the rear elevation.

To the front of the property, there is a paved driveway providing ample off street parking. There is then a gate and pathway down the side of the property leading to the rear gardens. To the rear the property has a fixed covered patio area adjacent to the house which then leads onto the main area of lawn with well established borders surroundings. The garden is extremely private and not overlooked as they directly back onto allotments and have views beyond that towards Ashton Park.

A superb family home!

Approx Gross Floor Area = 1291 Sq. Feet  
= 120.0 Sq. Metres

