



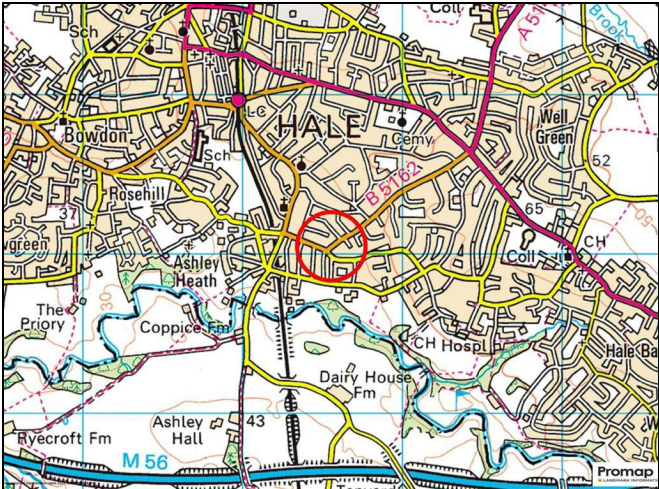
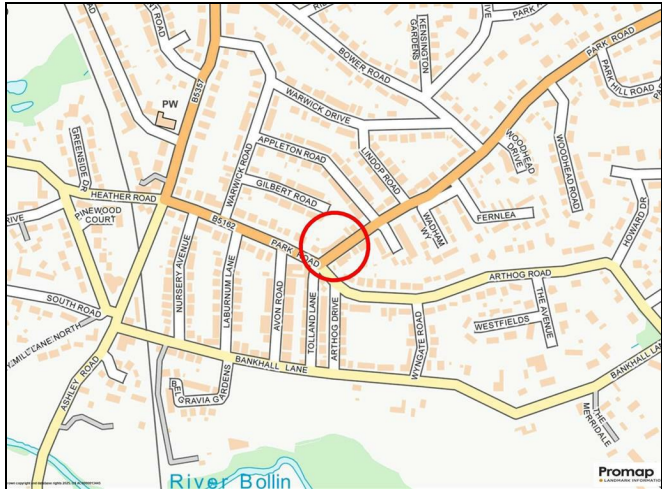
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INDEPENDENT ESTATE AGENTS

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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 the 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.



INDEPENDENT ESTATE AGENTS

47 Park Road Hale, WA15 9LS



A WELL PROPORTIONED, BAY FRONTED SEMI DETACHED FAMILY HOME LOCATED ON A DESIRABLE ROAD, CLOSE TO HALE VILLAGE AND ENJOYING A SUNNY ASPECT GARDEN. 1422SQFT

Porch. Hall. Lounge. 250sqft Dining Kitchen. Reception Room/Bedroom Four. Three Bedrooms. Shower Room. Driveway. Garden. No Chain!!!

£745,000

in detail



A lovely double height, bay fronted Victorian Semi-Detached family home located on this enormously desirable road, within walking distance of Hale Village with its range of fashionable shops, restaurants and bars and featuring a good-sized Garden to the rear enjoying a side, South and rear West facing aspect.

The property is well-presented with the accommodation arranged over Three Floors extending to 1422 square feet with a Lounge and 250 square foot Dining Kitchen to the Ground Floor, Three Bedrooms and a well-appointed Shower Room to the First Floor and Lower Ground Floor Converted Cellars providing either a Reception Room or a Fourth Bedroom with WC.

Externally, the property has a block-paved Driveway providing off street parking in addition to the excellent rear Garden.

Comprising:

Entrance Porch to Entrance door with fanlight window. Hall with attractive original tiled floor. Staircase to the First Floor.

Lounge with wide bay window to the front and corniced ceiling.

250 square foot Dining Kitchen with wood finish flooring throughout, two sash windows overlooking the rear garden and a door leading to the same. The Kitchen Area is fitted with a range of white high-gloss fronted units with Silestone worktops over returning to a breakfast bar with an inset sink unit. Integrated double ovens, five ring gas hob, extractor fan, dishwasher and fridge freezer unit.

Door through to the Lower Ground Floor Converted Cellars.

Study/Bedroom Four with French doors to a lightwell to the front and with a walk-through area suitable for housing a freestanding wardrobe and in turn leading to the Ground Floor WC.

First Floor Landing leading to the Three Bedrooms and Family Shower Room.

Bedroom One with a wide bay window to the front. Cast iron fireplace.
Bedroom Two with a sash window to the rear.

Bedroom Three with a sash window to the rear.

These Bedrooms are served by the stylishly appointed Family Shower Room with an open wet room-style shower area, vanity unit, wash hand basin and WC. Extensive tiling to the walls and floor.

An immaculately presented property ready to move into and offered For Sale with No Chain.

- Freehold
- Council Tax Band F

