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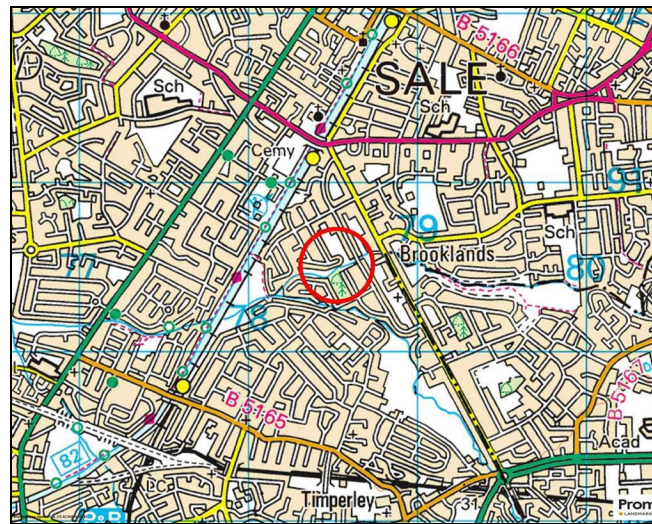


energy efficiency

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(02-10) A
(81-91) B			(11-31) B
(69-80) C			(35-49) C
(55-68) D			(55-68) D
(39-54) E			(81-84) E
(21-38) F			(111-130) F
(1-20) G			(131-140) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions

England & Wales EU Directive 2002/91/EC



overview

AN IMPRESSIVE, COMPREHENSIVELY EXTENDED AND UPGRADED, FOUR BEDROOMED SEMI DETACHED IDEALLY LOCATED ON ONE OF SALES MOST POPULAR ROADS. PERFECT FOR BROOKLANDS PRIMARY. VIEWS TO THE REAR OVER BECCLES WOOD. STUNNING DINING KITCHEN WITH BI FOLD DOORS.

Hall. Wc. Sitting Room. Lounge. Fabulous Dining Kitchen. Four Bedrooms. Two Bath/Shower Rooms, one En suite. Integral Garage. Ample Parking. Superb established broadly south facing rear garden. ALWAYS A POPULAR PLACE TO LIVE!

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

An impressive, comprehensively extended and upgraded, Four Bedroomed Semi-Detached which offers excellent family accommodation.

The road is one of our most popular in Sale, where houses don't frequently come on the market. Within walking distance of local schools including Brooklands Primary School and Ashton on Mersey secondary school. Walking distance to Brooklands Metrolink.

The house offers an abundance of accommodation and includes a superb extended dining kitchen with bi folding doors.

The property has been tastefully upgraded throughout, neutral re decoration, stylish kitchen with Quartz worktops and Contemporary Bathrooms with branded 'Villeroy and Boch' suite with 'Hansgrohe' fittings.

In addition to the accommodation there is ample parking on a large driveway and a lovely established rear garden which backs onto Beccles Wood..

An internal viewing will reveal:

Recess Porch with step to a recently installed composite front door.

Entrance Hallway, having a staircase rising to the first floor. Doors then open to the WC, Sitting Room, Lounge and Dining Kitchen. Double doors open to a shallow useful storage cupboard.

Sitting Room. A well proportioned reception room having a uPVC double glazed window to the front. Period cast iron fire surround to the chimney breast. Coved ceiling.

Lounge. Another good sized room having a set of uPVC double glazed sliding patio doors opening to the garden. Stylish cast iron wood burning stove set within a hollowed out chimney breast. Coved ceiling.

Dining Kitchen. An excellent sized extended room with plenty of space for a table. The room has a set of four pane bi folding doors opening to the garden plus a further set of two pane folding doors to the side. Large glass roof lantern.

The kitchen is fitted with an extensive range of gloss finish handle less base and eye level units with Quartz worktops over. Peninsular unit with inset sink which doubles up as a breakfast bar. Range cooker (maybe available subject to further negotiation). Integrated dishwasher. Ample space for an American style fridge freezer. Door to the integral garage.

Integral Garage. Having a metal up and over door to the front. Space and plumbing suitable for washing machine and dryer. Wall mounted gas central heating boiler.

First Floor Landing. Having a spindle balustrade to return the staircase opening. Doors then open to the Four Bedrooms and Family Bathroom.

Bedroom One. A well proportioned double bedroom having a set of aluminium frame French doors opening out onto a glass Juliet balcony which provides fabulous views over the Garden and Beccles Wood beyond. Opaque glazed sliding door opens to the En Suite Shower Room. Large Loft Access Point with pull down ladder.

En Suite Shower Room. Fitted with a suit comprising of enclosed shower cubicle with oversized drench showerhead over. Vanity sink unit. WC. Wall mounted heated polished chrome tiled rail radiator. Opaque and framed double glazed window the rear elevation.

Bedroom Two. Another excellent sized double bedroom having a uPVC double glazed window to the front elevation.

Bedroom Three. Having a uPVC double glazed window to the front elevation.

Bedroom Four. Another good sized room having a uPVC double glazed corner window.

Family Bathroom. A large bathroom refitted with a contemporary suite comprising of raised tile panelled double ended bath with shower mixer attachment. Separate large walk in shower enclosure with thermostatic shower. Wall hung wide vanity sink unit. WC. Wall heated polished chrome towel rail radiator. Two opaque double glazed aluminium framed windows to the rear elevation. Inset spotlights to the ceiling.

Outside to the front the property has ample driveway parking.

To the rear the property enjoys a lovely established broadly south facing private garden with extensive composite decked area which backs onto part of Beccles Wood.

Approx Gross Floor Area = 1515 Sq. Feet
= 140.44 Sq. Metres

