



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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8 Crowton Avenue

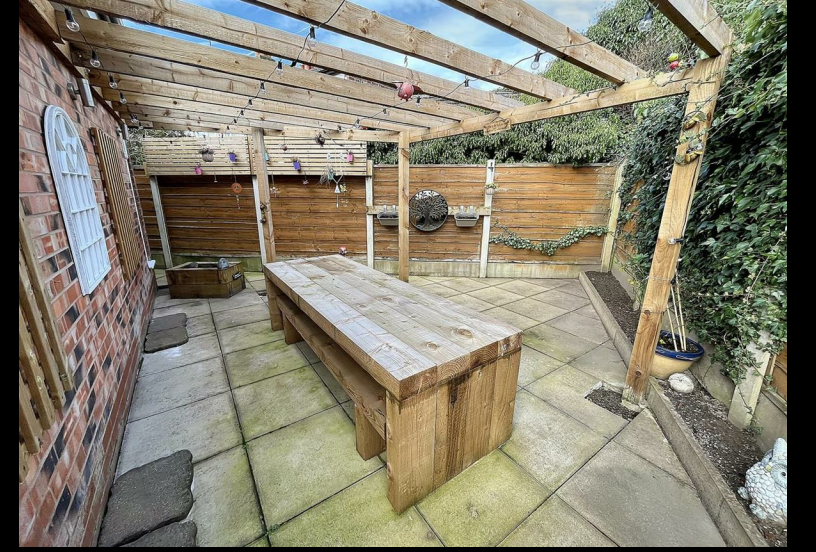
Sale, M33 4LY



£675,000

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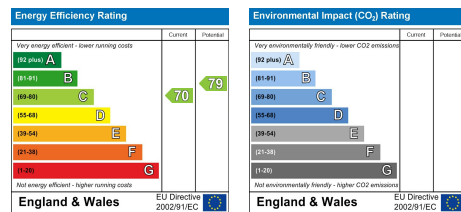


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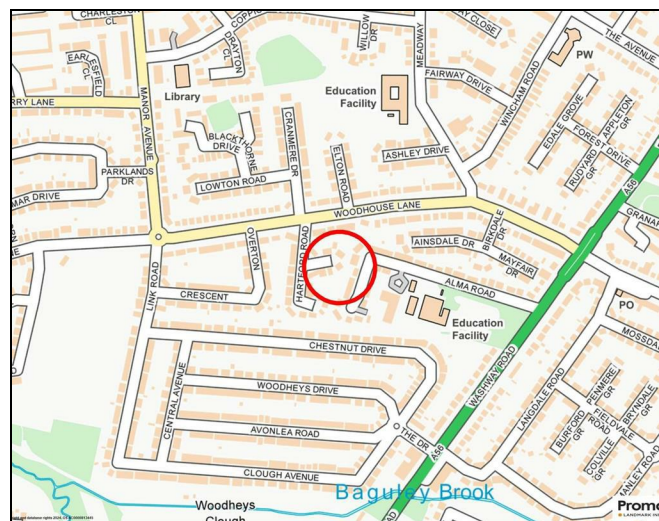
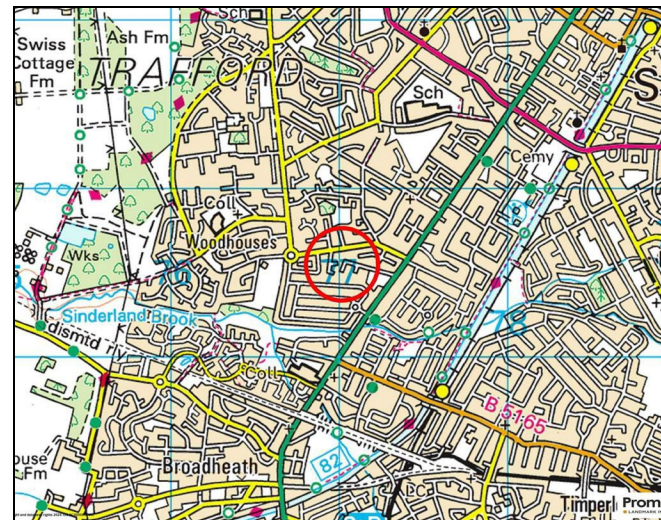


energy efficiency

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



From our Watersons Sale office, proceed onto School Rd/B5166 towards Hayfield St and turn right onto Sibson Rd/B5166. Turn left onto Washway Rd/A56 and turn right onto The Avenue. Turn left onto Meadway then right onto Woodhouse Ln and turn left onto Hartford Rd. Turn left onto Crowton Ave and the property will be on the right.



Overview

A SUPERB, MUCH UPGRADED AND EXTENDED, FOUR BEDROOMED DETACHED LOCATED ON THIS POPULAR CUL DE SAC. IDEAL FOR SCHOOLS INC TYNTESFIELD. IMMACULATE MODERN INTERIOR.

Hall. Large Lounge. Dining Room. Family Room. Study. Fantastic Breakfast Kitchen. Four Bedrooms. Two Bath/Showers - One En Suite. Driveway Parking. Garage. Established Gardens.

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 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.

in detail

A superbly proportioned, extended and much upgraded, Four Bedroomed Family Detached which offers excellent Family Accommodation.

The location is always popular, being a small cul de sac, perfect for several of the local schools including Tyntesfield and Ashton on Mersey. The property is also a short walk from the Sinderland Brook walking route, great for walking and cycling alike. It is also closeby to Waitrose and Bramley Farm Farmhouse Inn.

The property offers good-sized rooms throughout, neutral decoration and Contemporary Kitchen and Bathroom fittings.

In addition to the Accommodation, there is a Garage, Driveway Parking and a lovely wide rear Garden.

An internal viewing will reveal:

Entrance Porch. Having a uPVC double glazed double doors to the front with window to one side. Tiled floor. Step up to an original opaque leaded and stained panelled front door with matching glass window to one side through to the Entrance Hallway. Panelled door provides access to useful cloaks cupboard.

Entrance Hallway. A lovely entrance into the property having a spindle staircase rising to the First Floor with modern LED tred lighting. Smaller door opens to useful understairs storage space. Doors then open to the Ground Floor WC, Lounge, Dining Kitchen, Sitting Room (currently used as a bedroom).

Ground Floor WC. Refitted with a contemporary suite comprising of low level WC. Space saver vanity sink unit. Opaque uPVC double glazed window to the side elevation. Tiled floor. Tiled walls.

Sitting Room. (Currently being utilised as a bedroom). A well proportioned reception room having a leaded uPVC double glazed bay window to the front elevation. Picture rail surround.

Lounge. A superb large reception room having a set of uPVC double glazed French doors opening out onto the rear garden. Door through to the Family Room.

Family Room. A fabulous addition to the property providing a wonderful third reception room. The room has a vaulted ceiling with two skylight Velux windows and a set of uPVC double glazed French doors opening out onto the rear garden. Inset spotlights to the ceiling. Door through to the Study.

Study. Again, an excellent addition to the property with fitted desk and book shelving. The room has a vaulted ceiling with skylight Velux window plus an additional vertical uPVC double glazed window to the side elevation.

Dining Kitchen. A wonderful large family kitchen with plenty of space for a table. The kitchen itself is fitted with an extensive range of base style of units with worktops over and inset one and a half bowl stainless steel sink with spray mixer tap. Built in NEFF electric oven with integrated combination microwave oven above. NEFF induction hob with angled extractor over. Ample space for additional free standing appliances. Wall mounted Worcester gas central heating boiler in one of the cupboards. uPVC double glazed window to the side elevation and a set of uPVC double glazed French doors open onto the rear garden. Led spotlights to the ceiling.

First Floor Landing. Having a spindle balustrade to return staircase opening. Lovely original stained and leaded encapsulated uPVC double glazed window to the front elevation. Doors then provide access to the Four Bedrooms and Family Bathroom. Loft Access Point.

Loft Room. A good sized boarded storage space with electric light.

Bedroom One. A well proportioned double bedroom having a uPVC leaded double glazed bay window to the front elevation. Extensive built in wardrobes. Door through to the En Suite Shower Room.

En Suite Shower Room. Refitted with a contemporary white suite with chrome fittings comprising of enclosed shower cubicle with thermostatic shower. Vanity sink unit. WC. Opaque uPVC double glazed window to the side

elevation. Tiled floor. Tiled walls. Inset spotlights to the ceiling. Wall mounted heated towel rail radiator. Bluetooth speaker mirror.

Bedroom Two. Another good double room having a uPVC double glazed window to the side elevation. Picture rail surround.

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

Bedroom Four. Having a uPVC double glazed window to the side elevation. Built in wardrobes.

Family Bathroom. Refitted with a contemporary suite with chrome fittings comprising of double ended tiled deep panelled bath with central chrome mixer taps and shower mixer attachment. Walk in wet room style shower enclosure with thermostatic shower. Vanity sink unit. WC. Wall mounted heated towel rail polished chrome radiator. Tiled floor. Tiled walls. Opaque uPVC double glazed window to the side elevation. Inset spotlights to the ceiling. Bluetooth speaker mirror.

Outside, the property is approached via a driveway providing ample off street parking. This continues to the Detached Garage.

To the rear there are lovely lawned gardens with several patio areas, one at the side being particularly private with fixed Pergola perfect for entertaining!

A superb family home!

