



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
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

32 Kilvert Drive

Sale, M33 6PN



£650,000

www.watersons.net

www.watersons.net





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

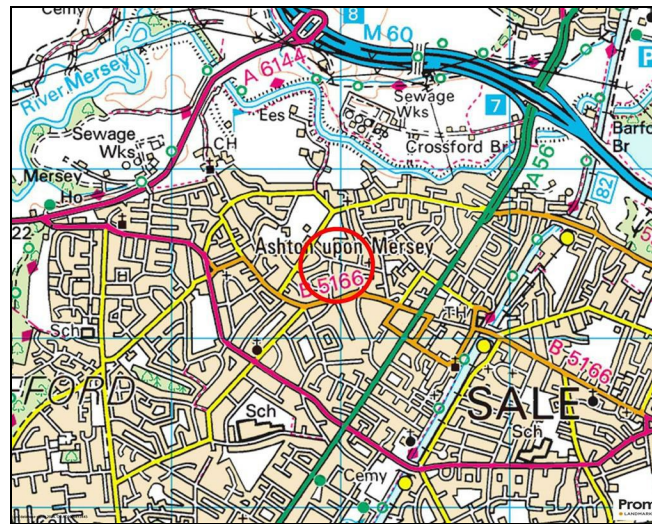
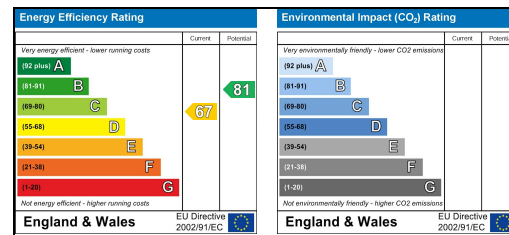


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

A STUNNING, COMPREHENSIVELY EXTENDED AND UPGRADED, FOUR BEDROOMED SEMI DETACHED. AMAZING LARGE OPEN PLAN LIVING DINING KITCHEN WITH BI FOLDING DOORS. HIGH SPEC FITTINGS. PRIVATE GARDENS. IDEAL FOR SCHOOLS.

Hall. WC. Lounge. Large Open Plan Living Dining Kitchen. Four Bedrooms. Two Bath/Shower, one En suite. Driveway Parking. Integral Garage. Lovely 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 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 stunning, comprehensively extended and upgraded, Four Bedroomed Semi Detached which follows a wonderful, contemporary design theme throughout.

The location is ideal, being on a very popular road close to several of the popular Schools including Park Road and within a short distance of the Town Centre.

Internally, there are high specification fittings throughout which includes a gorgeous Kitchen with Quartz worktops and stunning Contemporary Bath/Shower Rooms.

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

An internal viewing will reveal:

Ground Floor Recess Porch. Step to an opaque uPVC double glazed front door with leaded opaque double glazed windows flanking both sides and above.

Entrance Hall. Spindle staircase rises to the First Floor. Doors then open to the Lounge, Open Plan Living Dining Kitchen and Ground Floor WC.

Ground Floor WC. Fitted with a low level WC. Wall hung space saver vanity sink unit.

Lounge. A well proportioned reception room having a leaded uPVC double glazed bay window to the front elevation. Attractive raised inset fireplace feature with oversized viewing pane.

Open Plan Living Dining Kitchen. A stunning large family Kitchen. The room has a set of 3 pane bi-folding doors opening out onto the rear Garden plus two additional uPVC double glazed windows. The Kitchen itself is fitted with an extensive range of base and eye level units with quartz worktops over and inset white ceramic sink unit with mixer tap. Ample space for a range cooker, may be available subject to further negotiation with oversized extractor hood over. Integrated dishwasher. Cast iron wood burning stove set within a hollowed out chimney breast with raised stone hearth. Door through to the Integral Garage.

Integrated Garage. Having an electronic "up and over" roller door to the front. Glowworm wall mounted gas central heating boiler. Space and plumbing suitable for a washing machine and dryer.

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

Bedroom One. A superb large double bedroom having a leaded uPVC double glazed window to the front elevation. Contemporary built in wardrobes to one wall with sliding doors. Inset spotlights to the ceiling. Door through to the En Suite Shower Bathroom.

En Suite Bathroom. A stunning bathroom refitted with a contemporary white suite with chrome fittings comprising of free standing double ended bath with central wall mounted mixer taps. Wall hung wide vanity sink unit with twin circular sinks and wall mounted mixer taps. Large wet room style shower enclosure with thermostatic shower. WC. Two wall mounted heated towel rail radiators. Two opaque uPVC double glazed windows to the rear elevation. Inset spotlights to the ceiling.

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

Bedroom Three. Another good double room having a uPVC double glazed window to the rear elevation providing views over the Garden. Large loft access point with pull down ladder.

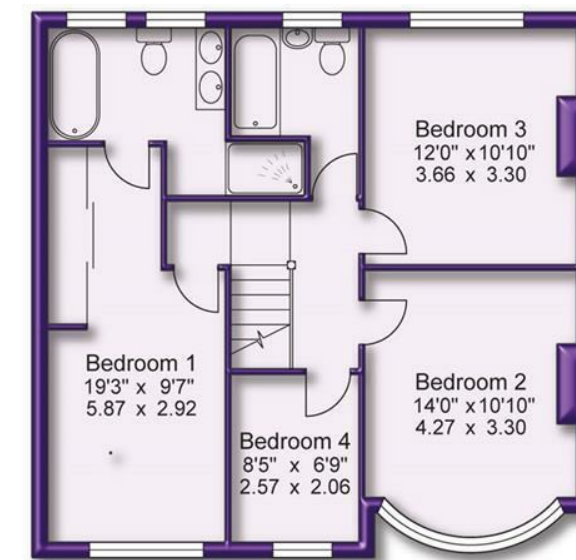
Bedroom Four. Having a uPVC double glazed window to the front elevation.

Family Bathroom. Fitted with a contemporary white suite with chrome fittings comprising of panelled bath with thermostatic shower over and fitted glass shower screen. Wash hand basin. WC. Wall mounted heated polished chrome towel rail radiator. Inset spotlights to the ceiling.

Outside to the front the property has ample driveway parking on a resin driveway. There is then a wrought iron gate at the side leading to the rear garden.

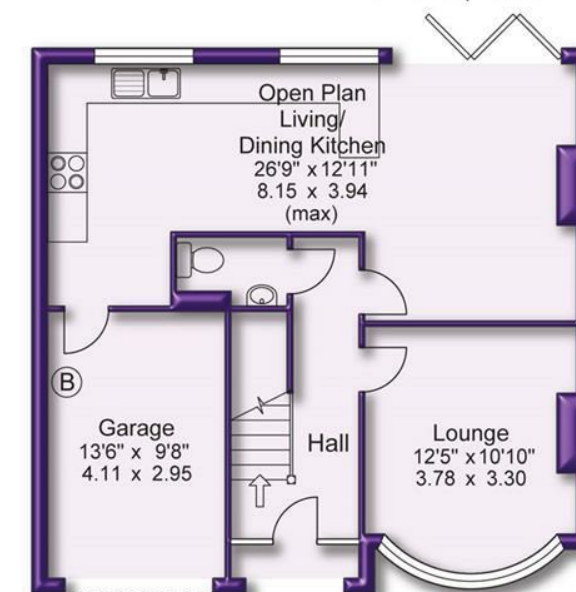
To the rear the property has a lawed garden with established borders and paved patio area.

A wonderful family home!



First Floor

Approx Gross Floor Area = 1376 Sq. Feet
= 127.9 Sq. Metres



Ground Floor