



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# 4 Cranleigh Drive

Sale, M33 7NT



£599,000

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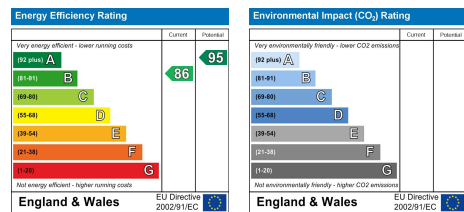


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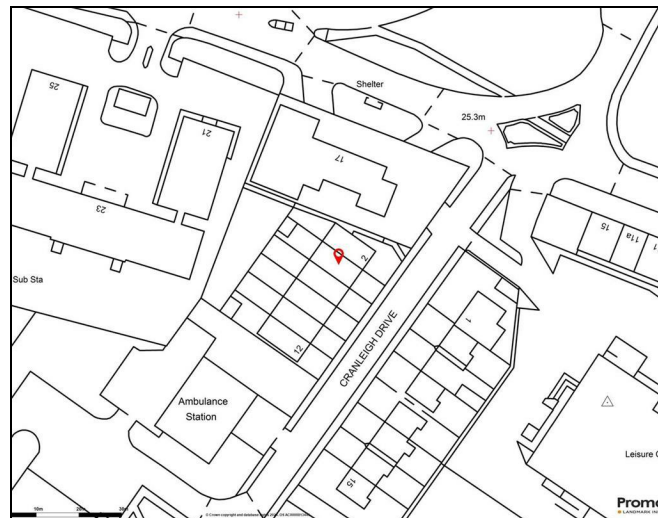
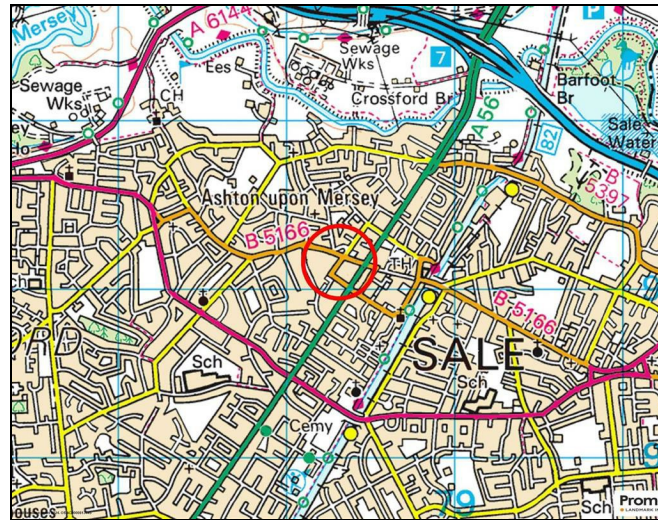


## energy efficiency

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



From our Watersons Sale office, proceed on School Rd/B5166 towards Hayfield St. Turn right onto Sibson Rd/B5166 and turn left onto Washway Rd/A56. Turn right onto Barkers Ln and turn right onto Ashton Ln/B5166. Turn right and the property will be on the left



# overview

AN IMPRESSIVE MODERN FOUR BEDROOMED TOWNHOUSE LOCATED ON THIS VERY CONVENIENT ROAD PERFECT FOR THE TOWN CENTRE/SCHOOLS. OVER 1550 SQFT OVER THREE FLOORS. HIGH SPEC FITTINGS. AMPLE DRIVEWAY PARKING TO FRONT AND REAR. LANDSCAPED GARDENS.

Hall. WC. Lounge. Open plan living Dining Kitchen + Bi folding doors. Four dbl Bedrooms over the upper floors. Four Bath/Shower, one En Suite. Easy maintenance gardens. Garage. Rear driveway with large carport.

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**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 Four Bedroomed modern Townhouse which offers over 1550 sqft over three floors.

The property, built in 2018, follows a wonderful Contemporary design theme throughout, perfect for modern family living. High specification kitchen and bathroom fittings, underfloor heating and a stunning open plan living dining kitchen with bi folding doors.

The property is ideally positioned within the heart of the Town Centre ideal for all the facilities, Metrolink and close to several of the popular Schools.

In addition to the Accommodation, there is ample Driveway, firstly to the front then a larger driveway to the rear which is covered by a large carport. This then leads to Garage storage unit.

The garden has been landscaped for easy maintenance with paving and artificial lawn.

An internal viewing will reveal:

Ground Floor Entrance Hall. Having opaque glazed oversized composite front door. Tiled floor. Staircase rises through the First Floor. Doors through the Lounge.

Lounge. A superb large reception room having a uPVC double glazed three quarter height window to the front elevation. Tiled floor with Underfloor Heating. Useful understairs storage cupboard. Door through to the Open Plan Living Dining Kitchen.

Open Plan Living Dining Kitchen. A wonderful large space perfect for modern family living. The room has a set of bi folding doors opening out to the gardens and a part vaulted ceiling with skylight window. Tiled flooring with underfloor heating.

The Kitchen is fitted with an extensive range of gloss finish handleless base and eye level units with Quartz worktops over and inset sink unit with 'spray' mixer tap. Built in appliances include double oven, fridge freezer, dishwasher and wine cooler. Island unit which doubles up as a breakfast bar with inset induction hob with ceiling mounted extractor over. Door to the WC.

WC, fitted with an enclosed cistern WC. Wall hung wash hand basin.

First Floor Landing. Having a spindle balustrade to return staircase opening. A further spindle staircase rises to the Second Floor. Doors then provide access to Two of the Double Bedrooms and Family Bathroom.

Bedroom One. A well proportioned double bedroom having two uPVC double glazed windows to the front elevation. Door opens to the En Suite Shower Room.

En Suite Shower Room. Fitted with a contemporary suite comprising of enclosed shower cubicle with thermostatic shower. Wall hung wash hand basin. Enclosed system WC. Wall mounted heated chrome polish towel rail radiator. Tiled floor. Part tiled walls.

Bedroom Three. Another good double room having two uPVC double glazed windows to the rear elevation overlooking the Gardens.

Family Bathroom. Fitted with a contemporary suite comprising of shaped panelled bath with central chrome mixer taps. Enclosed system WC. Wall hung wash hand basin. Wall mounted heated chrome polish towel rail radiator. Tiled floor. Tiled walls.

Second Floor Landing. Having a spindle balustrade to return to the staircase opening. Doors then open to Two further Bedrooms, Shower Room and useful airing cupboard housing the hot water tank.

Bedroom Two. A superb large double bedroom having uPVC double glazed shaped window to the rear elevation.

Bedroom Four. Another good sized room currently being used as a dressing room having two skylight Velux windows to the rear elevation. Built in open wardrobes.

Shower Room. Fitted with a contemporary suite comprising of enclosed shower cubicle with thermostatic shower. Wall hung wash hand basin. Enclosed system WC. Wall mounted heated chrome polish towel rail radiator. Tiled floor. Part tiled walls.

Outside there is ample driveway parking, firstly to the front then there is a separate large driveway to the rear which is covered with a bespoke carport.

There is a useful Garage store which open up to the rear driveway, with its own power supply and lighting.

The garden is perfect for easy maintenance with stone paving and artificial lawn. From the garden there is access to the garage and a gate opening to the rear driveway.

Such a convenient place to live!

