



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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8 Linden Avenue

Sale, Cheshire, M33 6RS



£625,000

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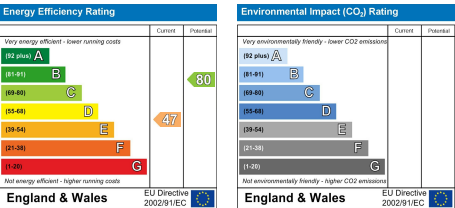


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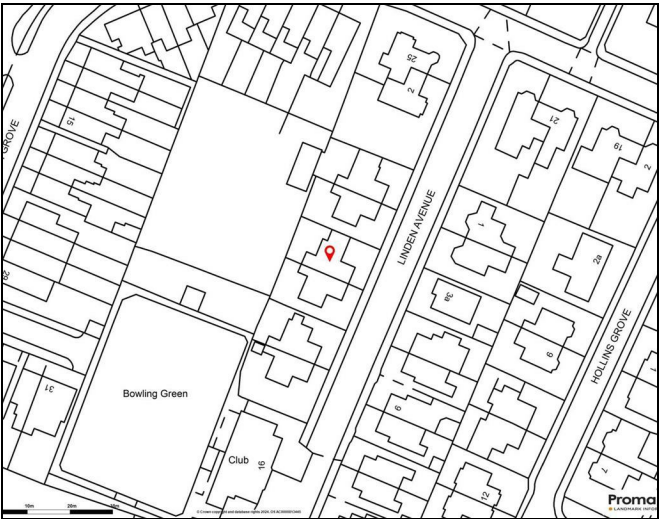
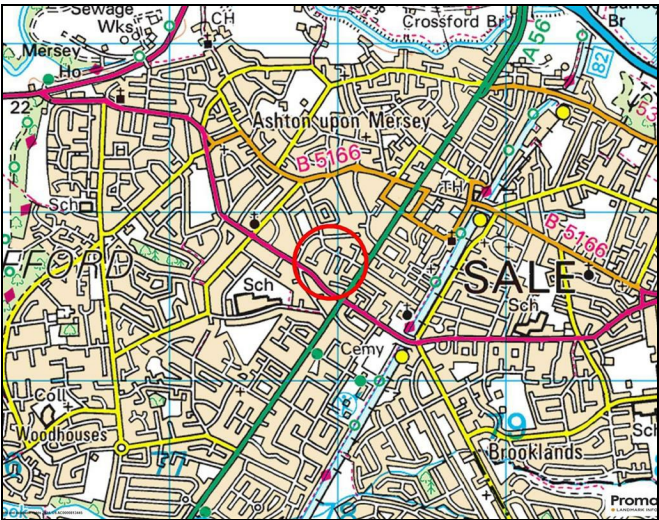


energy efficiency

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 and turn right onto Sibson Rd/B5166. Turn left onto Washway Rd/A56 and turn right onto Barkers Ln. Turn left on Linden Ave and the destination will be on the left.



overview

A BEAUTIFUL, MUCH UPGRADED, THREE DOUBLE BEDROOMED PERIOD SEMI DETACHED WITH CELLARS. POPULAR CUL DE SAC JUST OFF BARKERS LANE. LOVELY PERIOD FEATURES. DRIVEWAY+GARAGE. PRIVATE REAR GARDEN.

Hall. Lounge. Sitting Room which is open to the 20' Dining Kitchen. Excellent Cellars. Three Double Bedrooms. Bathroom. Private established Gardens. Driveway Parking + Garage.

CONTACT OUR SALE OFFICE 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 beautiful, Three Double Bedroomed, Period Semi-Detached built circa 1912 with useful Cellars and Private rear Garden.

The property has beautiful striking black and white, part-rendered elevations and retains many original features such as internal panelled doors, stained and leaded glass, sash windows, coved ceilings and picture rails.

Outside, the property has Driveway Parking and a lovely, established rear Garden. The property backs directly onto a large established garden making the aspect very private.

This neighbourhood is always popular and this is a lovely cul de sac close to several of the popular Schools including St. Marys Primary and Ashton on Mersey.

An internal viewing will reveal:

Canopy Porch with beautiful black and white balustrade and pillars, original tiled base with step up to an original beautiful stained and leaded glass front door with matching leaded and stained glass windows flanking both sides and above.

Entrance Hall. An impressive large entrance into the property having spindle balustrade rising to the first floor. Panelled doors then open to the Lounge, Sitting Room and Dining Kitchen with a further panelled door opening to useful cloaks cupboard. Coved ceiling. Dado rail surround.

Lounge. A well proportioned reception room having a square bay window to the front elevation with sash window. Attractive fireplace feature to the chimney breast. Coved ceiling. Picture rail surround. Picture skirting boards.

Sitting Room. Another lovely reception room having a deep sill angled bay window with window seat overlooking the Gardens. Attractive fireplace feature to the chimney breast. Coved ceiling. Open plan to the Dining Kitchen.

Dining Kitchen. An excellent sized space with plenty of space for a large table. The room has a vaulted ceiling with three skylight velux windows and double glazed window to the rear overlooking the Gardens and a set of double glazed French doors opening out onto the raised Decked Patio area. Hollowed out chimney breast feature with cast iron wood burning stove.

The Kitchen is fitted with a range of based style of units with chrome handles and polished granite worktops over with inset white ceramic sink unit with mixer tap. Integrated fridge. Integrated dishwasher. Built in shelving to each of the alcoves.

The Cellars. Providing ample additional storage space and has a wall mounted central heating boiler. Doors then open to the main Cellar Chambers.

Cellar Chamber One. Being used as a Utility Room with window to the rear elevation. Fitted base unit with stainless steel sink unit with plumbing suitable for a washing machine and dryer.

Cellar Chamber Two.

First Floor Landing. A spindle balustrade to return staircase opening. Coved ceiling. Doors then open to the Three Double Bedrooms and Bathroom.

Bedroom One. An excellent sized double bedroom having a section window to the front elevation with sash window. Picture rail surround. Attractive period fire surround to the chimney breast.

Bedroom Two. Another good size double room having a window to the rear elevation providing views over the Gardens.

Bedroom Three. Having a window to the rear elevation overlooking the Gardens. Built in wardrobe.

Bathroom. Fitted with a contemporary white suite with chrome fittings comprising of tiled shaped panelled bath with curved glass shower screen and shower over. Wash hand basin. WC. Wall mounted polished heated chrome towel rail radiator. Tiled floor. Part tiled walls. Opaque sash windows to the front elevation.

Outside to the front, the property is approached via a driveway with adjacent front garden and pathway to the front door. There is an attached garage with double doors to the front and a rear door with access to the gardens.

To the rear the property enjoys an extremely private garden as there are no properties directly behind, mostly laid to lawn with established borders surrounding and paved patio area.

Such attractive character properties!

- Freehold
- Council Tax Band E

