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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

56 Eastway

Sale, M33 4DU



Asking Price £635,000

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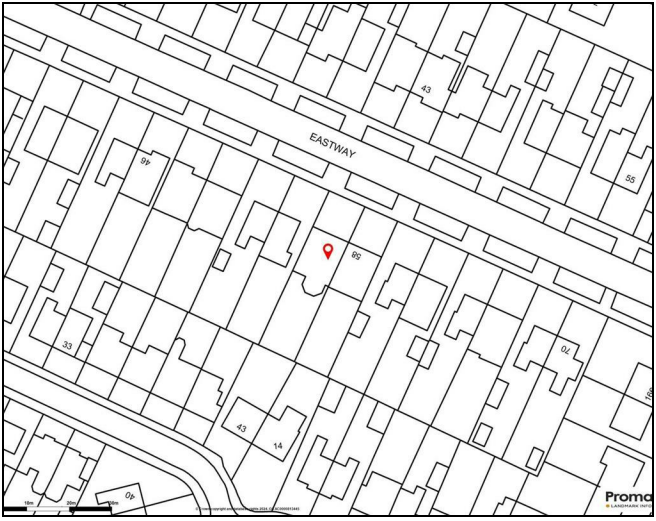
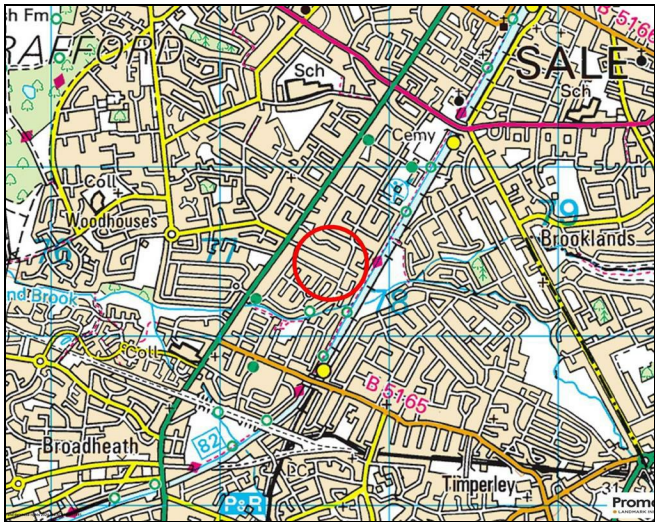
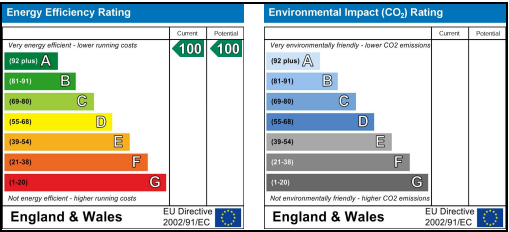
WATERSONS

INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

BEST AND FINAL OFFERS TUESDAY 15TH APRIL BY 12PM

AN IMPRESSIVE LARGE, COMPREHENSIVELY EXTENDED, FOUR BEDROOMED SEMI DETACHED WHICH OFFERS IDEAL FAMILY ACCOMMODATION. OVER 2000 SQFT. LOVELY ESTABLISHED STH FACING GARDENS. IDEAL FOR SCHOOLS + WALTON PARK.

Hall. Lounge. Sitting Room. Conservatory, Breakfast Kitchen. Utility. WC. Four Bedrooms. Three Bath/Shower - Two En suite. Integral Garage. Driveway Parking. Superb Gardens.

CONTACT SALE 0161 973 6688

BEST AND FINAL OFFERS TUESDAY 15TH APRIL BY 12PM



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, Four Bedroomed Semi-Detached which offers over 2000 sqft of Family Accommodation.

The location is ideal, being on this ever popular road, close to several of the popular Schools, the lovely Open Space of Walton Park just down the road and within an easy reach of the Metrolink.

In addition to the Accommodation, there is ample Driveway Parking and a beautiful, private, rear Garden. The property also has six solar panels (three are east facing, three are south facing) installed which provides some relief for energy bills.

An internal viewing will reveal:

Entrance Porch. Having a leaded double glazed panelled front door with additional matching windows to both sides of the door and to the one side elevation. Tiled floor. Step up to an original leaded and stained inner door. Opening to the Entrance Hallway.

Entrance Hallway. Spacious entrance into the property having a spindled staircase rising to the First Floor with useful understairs storage cupboard. Doors then open to the Lounge, Sitting Room, Ground Floor WC and Dining Kitchen.

Sitting Room. A well proportioned reception room having a leaded uPVC double glazed angled bay window to the front elevation. Coved ceiling. Dado rail surround.

Lounge. A wonderful large extended reception room having a set of uPVC double glazed French doors opening out to the Conservatory. Attractive fireplace feature to the chimney breast with built in display shelving and storage cupboards to each of the alcoves.

Ground Floor WC. Fitted with a low level WC and wash hand basin. Part tiled walls.

Dining Kitchen. An excellent sized extended Kitchen with plenty of space for a table. The Kitchen itself is fitted with an extensive range of base and eye level units with polished granite worktops over with inset one and a half bowl sink unit with mixer tap. Built in stainless steel fronted electric double oven with five ring gas hob and stainless steel and glass extractor hood over. Integrated microwave. Integrated fridge freezer. Integrated dishwasher. Tiled floor. uPVC double glazed window to the rear elevation providing views over the Garden and a set of uPVC double glazed French doors opening out to the Conservatory. Door opens to the Utility Room.

Utility Room. Having space and plumbing suitable for a washing machine. Tiled floor. Door through the Integral Garage.

Conservatory. A superb addition to the property having a uPVC double glazed windows to the rear elevation providing lovely views over the Gardens and uPVC double glazed French doors open to outside. Double glazed glass roof.

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

Bedroom One. A fabulous large extended double bedroom having a uPVC double glazed windows to the rear elevation providing lovely views over the Gardens. Extensive built in wardrobes with matching dressing table and drawers. Doors then open to the En Suite Shower Room and Walk In Wardrobe.

En Suite Shower Room. Fitted with a suite comprising of enclosed shower cubicle with thermostatic shower. Wash hand basin. WC. Tiled walls. Opaque uPVC double glazed windows to the rear elevation.

Walk In Wardrobe. Having open shelf wardrobes across one wall.

Bedroom Two. Another superb large double room having a uPVC double glazed windows to the front elevation. Skylight velux window. Door opens to the En Suite Shower Room.

En Suite Shower Room. Fitted with a suite comprising of enclosed shower cubicle with electric shower. Wash hand basin. WC. Polished chrome towel rail radiator. Opaque uPVC double glazed windows to the rear elevation.

Bedroom Three. Another good double room having a uPVC double glazed angled bay window to the front elevation. Stripped wooden floors.

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

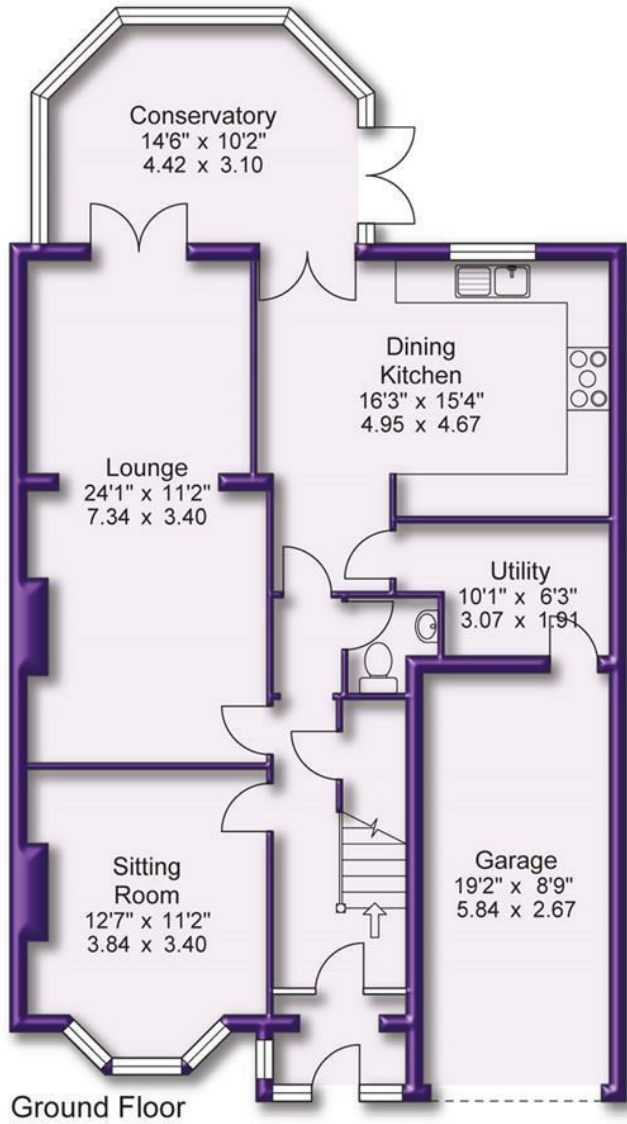
Family Bathroom. Fitted with a suite comprising of panelled enamelled bath with electric shower over. Wash hand basin. WC

Outside, to the front the property is approached via a paved driveway providing ample off street parking.

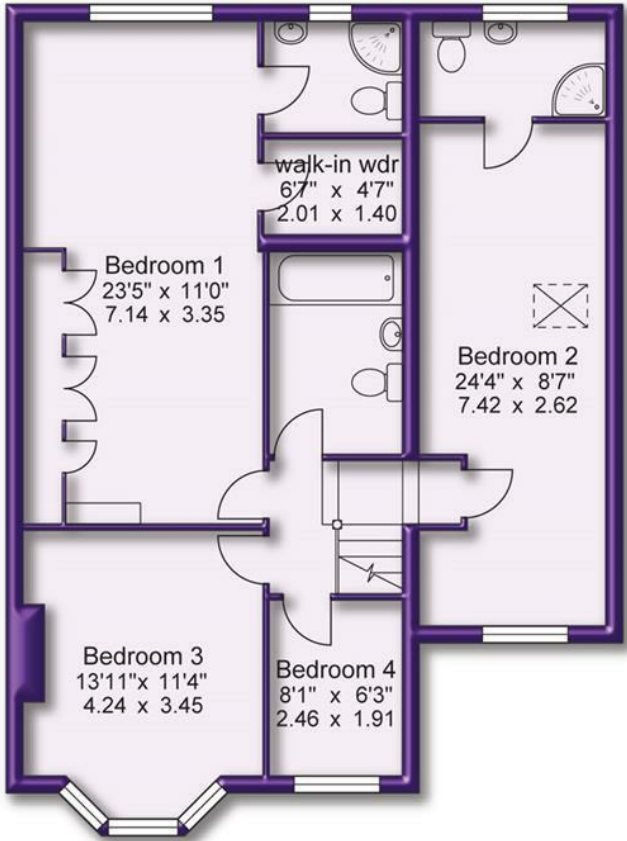
The gardens are a lovely feature of the property, being broadly south facing and very private.

So much accommodation on offer!

Approx Gross Floor Area = 2036 Sq. Feet
= 189.2 Sq. Metres



Ground Floor



First Floor