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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

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£700,000

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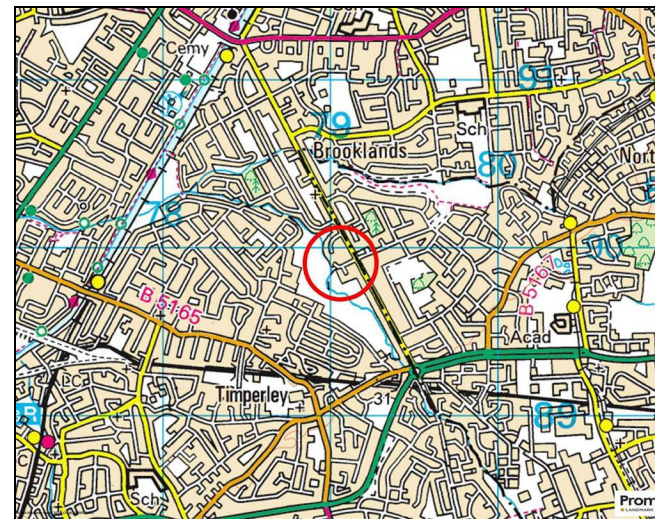
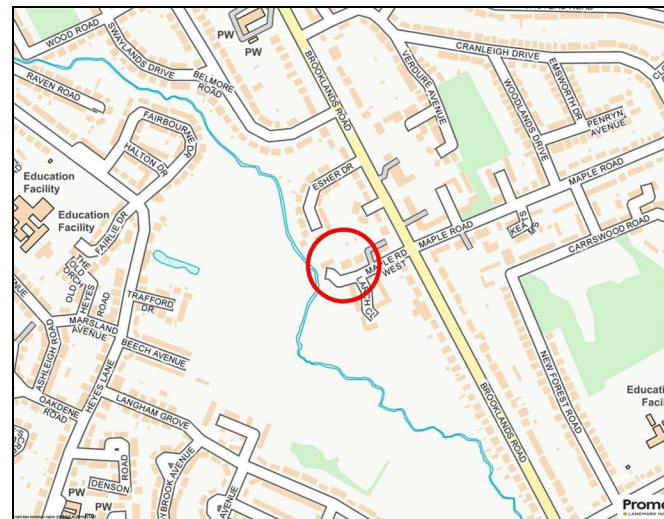
INDEPENDENT ESTATE AGENTS



energy efficiency

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(82-100) A	
(81-91) B		(61-81) B	
(69-80) C		(49-60) C	
(55-68) D		(35-48) D	
(39-54) E		(29-34) E	
(21-38) F		(11-28) F	
(1-20) G		(1-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Overview

AN IMPRESSIVE, LARGER THAN AVERAGE, EXTENDED AND IMPROVED FOUR BEDROOMED SEMI DETACHED WHICH ENJOYS A WONDERFUL 0.127 ACRE PLOT WITH REAR GARDEN EXTENDING TO OVER 80FT. FABULOUS FAMILY ACCOMMODATION. IDEAL CUL DE SAC LOCATION.

Porch. Hallway. WC. Lounge. Sitting Room. Large open plan living dining kitchen. Utility. Four Bedrooms. Study. Shower Room. Extensive Parking. Garage. Fabulous established gardens.

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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, much upgraded and extended, Four Bedroomed Semi Detached which offers superb Family Accommodation extending to over 2200 sqft.

The property enjoys a stunning approximately 0.127 acre mature Garden Plot, with the rear Garden extending to over 80ft in length

The location is ideal, on this popular cul de sac, close to several Schools including Brooklands Primary as well as being within an easy reach of the Metrolink at Brooklands and Timperley Village.

Externally there is ample driveway parking, Large Detached Garage and a wonderful rear garden.

An internal viewing will reveal:

Entrance Porch. Having a uPVC double glazed front door with windows flanking both sides. Full sized window to one side and a step up to an original opaque leaded inner door with stained and leaded windows to both sides into the Entrance Hallway.

Entrance Hallway. Having panelled doors providing access to the Ground Floor WC, Lounge and Sitting Room with a further door opening to the Open Plan Living Dining Kitchen. Parquet wood flooring. Opaque leaded and stained glass window to the side elevation. Spindle staircase rises to the First Floor. Picture rail surround.

Lounge. A magnificent large reception room having a uPVC double glazed bay window to the front elevation with stained and leaded window lights. Attractive fireplace feature to the chimney breast. Coved ceiling. Picture rail surround. Additional uPVC leaded and stained arched window facing into the Entrance Porch.

Ground Floor WC. Fitted with a ground floor WC. Wash hand basin. Opaque uPVC double glazed window to the side elevation. Continuation of the parquet wood flooring.

Open Plan Living Dining Kitchen - Sitting Area. Having a continuation of the parquet wood flooring again having an attractive fireplace feature the chimney breast. Open plan to the Living Dining Kitchen.

Living Dining Kitchen. A wonderful large family space, the Kitchen itself is fitted with an extensive range of base style of units with granite worktops over and inset one and a half bowl stainless steel sink unit with mixer tap. Inset four ring ceramic hob with stainless steel extractor hood over. Integrated NEFF double oven. Integrated larder fridge and integrated dishwasher. Island unit matching those of the worktops which doubles up as a breakfast bar. Parquet wood flooring throughout. The room has a part vaulted ceiling with three skylight Velux windows. There is then a set of three pane bi folding door opening out onto the rear gardens. uPVC double glazed French doors also open out to the rear. Opaque uPVC double glazed window to the side and two further uPVC double glazed windows. Glazed door through to the Utility Room.

Utility Room. A good sized room fitted with a range of modern base style of units with worktops over and inset stainless steel sink unit with mixer tap. Ample space for a whole range of free standing appliances. uPVC double glazed window to the rear elevation overlooking the Gardens. Wall mounted Worcester gas central heating boiler. Opaque panelled door opens to outside.

First Floor Landing. Having a spindle balustrade to return the staircase opening. Doors then provide access to the Four Bedrooms, Shower Room, Separate WC and Study.

Bedroom One. A superb large double bedroom having a uPVC double glazed window to the rear elevation providing lovely views over the rear garden. Built in wardrobes with sliding doors to one wall.

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

Bedroom Three. Having a uPVC double glazed window to the front elevation. Picture rail surround.

Bedroom Four. Having a uPVC double glazed window to the rear elevation. Picture rail surround.

Shower Room. Refitted with a contemporary suite comprising of wet room style walk in shower with thermostatic shower. Twin drawer vanity sink unit. Wall mounted towel rail radiator. Opaque uPVC double glazed window to the side elevation. Tiled floor. Tiled walls. Inset spotlights to the ceiling.

Separate WC. Fitted with a enclosed system WC. Opaque uPVC double glazed window to the side elevation.

Outside the property has a deep frontage with extensive parking, part of which under a carport at the side of the house which leads to the large Detached Garage.

The gardens are a lovely feature of the property being of an excellent size and well established.

A beautiful family home

