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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# 12 Hampden Road

Sale, M33 7UB

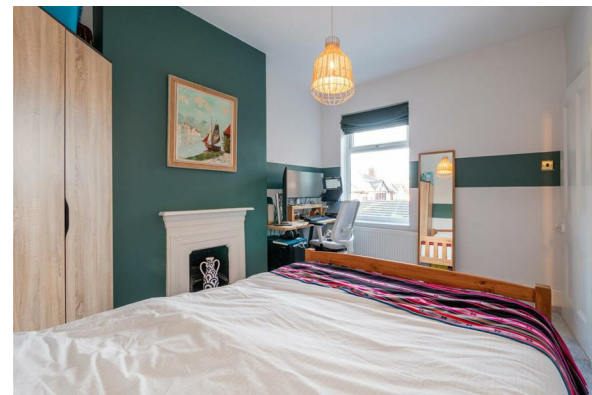


£475,000

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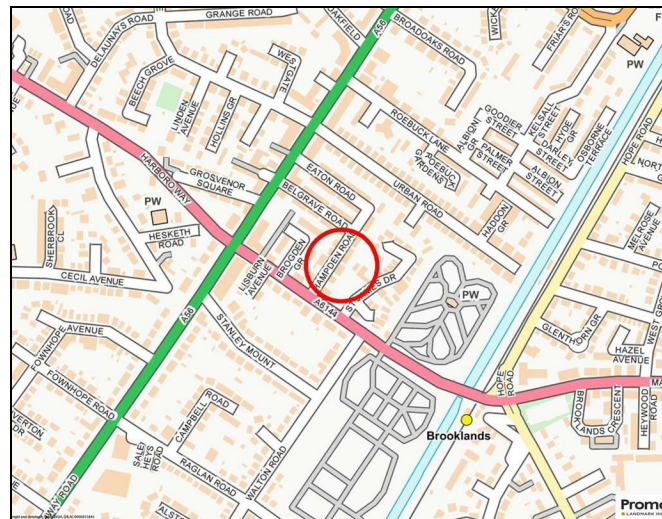
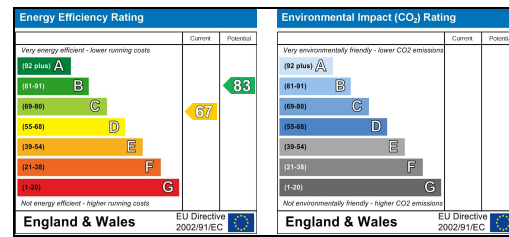


INDEPENDENT ESTATE AGENTS



## energy efficiency

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



# Overview

\*\*\*BEST AND FINAL OFFERS BY TUESDAY 29TH OCTOBER AT 4:30PM\*\*\*

A STUNNING ,COMPREHENSIVELY EXTENDED AND REFURBISHED, THREE BEDROOMED PERIOD END TERRACE. BEAUTIFUL INTERIOR DESIGN. LARGE KITCHEN EXTENSION WITH BI FOLD DOORS. USEFUL CELLAR. IDEAL LOCATION IDEAL FOR SCHOOLS/METROLINK/CANAL WALKS.

Hall. Lounge. Dining Room which is open to the impressive Breakfast Kitchen. Utility. WC. Cellar. Three Bedrooms. Bathroom. Private enclosed rear garden.

CONTACT SALE 0161 973 6688

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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

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A Stunning, comprehensively upgraded and extended, Three Bedroomed Period End Terrace offering excellent accommodation.

The property has been transformed throughout including extensive re plastering and re decoration, Plantation shutters, Contemporary kitchen and bathroom fittings and triple glazed windows

Once of the most significant changes is the large ground floor kitchen extension which has a large island unit, vaulted ceiling and bi fold doors. In addition the vendors have created a Utility Room and Ground Floor WC.

This cul de sac location is always very popular, just off Marsland Road, perfect for several of the Popular Schools, Brooklands Metrolink just down the road and a short distance to the canal walks and Walton Park.

In addition to the accommodation there is a lovely enclosed Garden which feels private as there is a small park behind rather than other houses!

An internal viewing will reveal:

Recess Porch with step up to a panelled front door with original leaded and stained window above.

Entrance Hall. Having a staircase rising to the First Floor, stripped panelled doors then open to the Lounge and Dining Room. Coved ceiling. Dado rail surround.

Lounge. A well proportioned reception room having a wide uPVC triple glazed square bay window to the front elevation with attractive plantation shutters. Hollowed out and exposed brick chimney breast with cast iron wood burning stove. Coved ceiling. Picture rail surround.

Dining Room. Another excellent sized reception room having a raised hollowed out exposed chimney breast feature. Picture rail surround. Stripped wooden floors. Open plan to the extension with Breakfast Kitchen.

Breakfast Kitchen. A fabulous Kitchen fitted with an extensive range of base and eye level units with Quartz worktops over, and including an oversized island unit with matching Quartz worktops which doubles up as a breakfast bar. Inset sink unit. Space for a range cooker (maybe available subject to further negotiation). Integrated fridge freezer and dishwasher. There is a set of three pane bi folding doors opening out onto the Rear Garden. Part vaulted ceiling with oversized skylight window. Inset spotlights. Integrated speaker system. Doors open to the utility room and the cellars.

Utility Room. Having a composite door to the front. Vaulted ceiling with skylight Velux window. Space and plumbing suitable for a washing machine. Door through to the Ground Floor WC.

Ground Floor WC. Fitted with a low level WC and wash hand basin. Vertical opaque window to the rear elevation. Period style towel rail radiator.

Cellars. The cellars provide excellent storage space and offer potential to convert subject to any consents.

First Floor Landing. Having a staircase to return the staircase opening. Dado rail surround. Stripped panelled doors then open to the Three Bedrooms and Bathroom.

Bedroom One. An impressive large double bedroom having two uPVC triple glazed windows to the front elevation. Both with attractive plantation shutters. Built in wardrobes to each of the alcoves. Period style cast iron fire surround to the chimney breast. Concealed lighting around the picture rail.

Bedroom Two. Another good size double room having a uPVC triple glazed window to the rear elevation. Period cast iron fire surround to the chimney breast.

Bedroom Three. Having a uPVC triple glazed windows to the rear elevation.

Bathroom. Fitted with a contemporary white suite with chrome fittings comprising of shaped panelled bath with thermostatic shower over and fitted glass shower screen. Vanity sink unit. WC. Opaque uPVC triple glazed windows to the side elevation. Part tiled walls. Inset spotlights to the ceiling. Wall mounted polished chrome towel rail radiator.

Outside, to the front the property has a garden frontage with wrought iron gate and step to the front door. Secure shared bike storage area.

To the rear is a landscaped broadly south easterly facing rear garden with paved patio, lawn and raised beds surrounding.

One of the best of its type!

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Approx Gross Floor Area = 1300 Sq. Feet  
= 120.9 Sq. Metres

