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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

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15 Farley Road

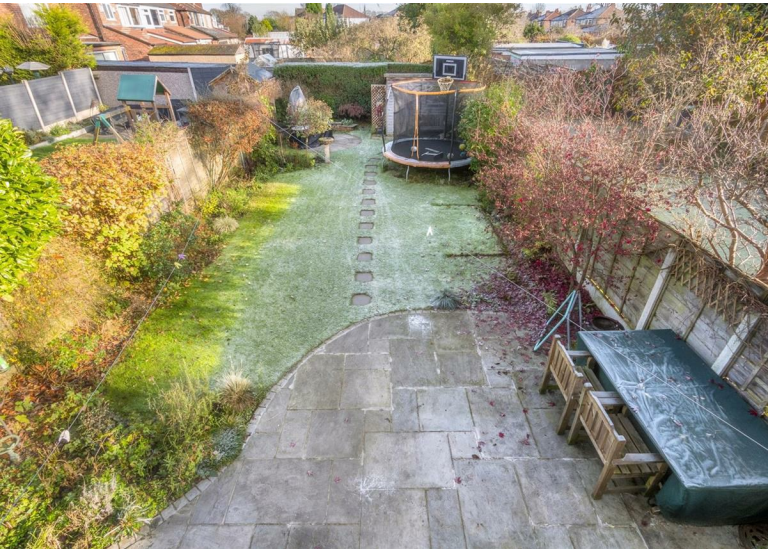
Sale, M33 3LN



£575,000

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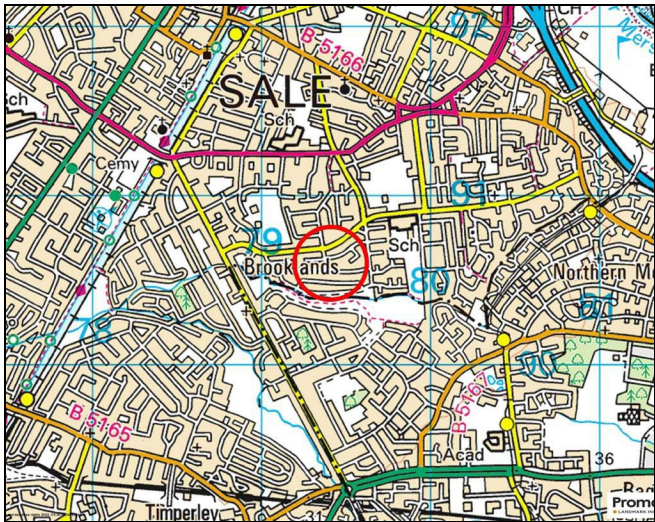
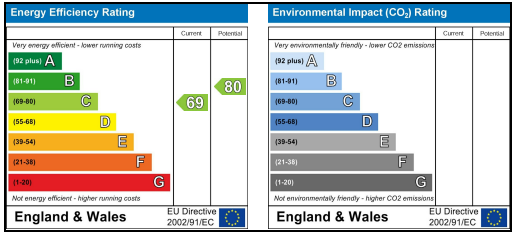
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energy efficiency

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



overview

BEST AND FINAL OFFERS TUESDAY 25TH MARCH BY 5PM

A STUNNING, COMPREHENSIVELY EXTENDED AND UPGRADED FOUR BEDROOMED SEMI DETACHED WHICH IS IDEALLY ZONED FOR BROOKLANDS PRIMARY SCHOOL. SUPERB REAR PRIVATE GARDEN. FABULOUS DINING KITCHEN + BI FOLD DOORS. HIGH SPEC FITTINGS THROUGHOUT.

Hall. WC. Sitting Room. Lounge. Extended Dining Kitchen with bi fold doors. Four Bedrooms. Bathroom. Driveway. Excellent sized private gardens. Energy Rating: D. COUNCIL TAX BAND - C

CONTACT SALE 0171 973 6688

BEST AND FINAL OFFERS TUESDAY 25TH MARCH BY 5PM



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

BEST AND FINAL OFFERS TUESDAY 25TH MARCH BY 5PM

A stunning, comprehensively extended and refurbished, Four Bedroomed Semi-Detached which enjoys wonderful family accommodation.

The location is always very popular, being zoned for Brooklands Primary School and within an easy reach of the Metrolink and Sale Grammar School.

Internally, the property follows a stylish Contemporary design theme throughout, high specification kitchen and bathroom fittings, neutral re decoration and a brand new gas central heating boiler!

In addition to the Accommodation there is Driveway Parking, a good-sized Private rear Garden.

An internal viewing will reveal:

Recessed Porch with step-up to a composite front door with windows flanking both sides and above.

Entrance Hallway having panelled doors opening to the Lounge, Sitting Room and Dining Kitchen. A spindled staircase rises to the First Floor and a further door opens to a useful Ground Floor WC.

Ground floor WC. Fitted with a low level WC. Wall hung wash hand basin.

Sitting Room. A well-proportioned Reception Room having a uPVC double glazed bay window to the front elevation. Attractive fireplace feature to the chimney breast. Built in shelving and cabinets to each of the alcoves.

Lounge. Another good sized reception room having a uPVC double glazed, angled bay window to the rear elevation with French doors opening out onto the rear Garden. Cast iron wood burning stove set within a hollowed out chimney breast. Built in shelving and media cabinet to the alcoves. Open plan to the Dining Kitchen.

Dining Kitchen. A superb, large, extended Family Kitchen with plenty of space for a dining table. The Kitchen itself is fitted with an extensive range of base and eye-level units with rose gold handles and worktops over and an inset, one and a half bowl sink unit with spray mixer tap. Built-in, stainless steel fronted 'NEFF' double oven with five ring gas hob and extractor hood over. Further integrated appliances include dishwasher, washing machine and tumble dryer. Ample space for a large fridge freezer. Wall mounted gas central heating boiler (OCTOBER 2024) hidden within one of the cupboards. The room has a set of bi folding doors opening to the gardens, uPVC double glazed window to the side with window seat and a uPVC double glazed window to the front. Inset spotlights to the ceiling.

First Floor Landing providing access to the Four Bedrooms and Family Bathroom.

Bedroom One. An excellent sized double bedroom having a uPVC double glazed angled bay window to the rear overlooking the gardens. Tiled fire surround. Picture rail surround.

Bedroom Two is another good Double Bedroom having a uPVC double glazed, bay window to the front elevation. Tiled fire surround to the chimney breast.

Bedroom Three. Another good Double Bedroom having a uPVC double glazed window to the rear elevation overlooking the Garden.

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

Family Bathroom. A stylish Bathroom fitted with a contemporary white suite with chrome fittings, comprising of a tiled, panelled bath with shower mixer attachment. Separate large shower enclosure with thermostatic shower. Low-level WC. Wall hung twin drawer vanity sink unit. Opaque, uPVC double glazed window to the front elevation. Part vaulted ceiling with Velux window. Tiled Floor. Part tiled walls. Wall mounted heated chrome towel rail radiator.

Externally, the front of the property is approached via a paved Driveway providing ample Off Street Parking.

The Garden to the rear is of an excellent size and feels really private. There is a shaped paved patio area leading onto the main area of lawn with established borders and further patio at the back of the garden.

A superb Family Home!

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Approx Gross Floor Area = 1254 Sq. Feet
= 116.6 Sq. Metres

