



HALE OFFICE:

212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622

Email: hale@watersons.net

SALE OFFICE:

91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355

Email: sale@watersons.net



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

27 Stanley Mount

Sale, M33 4AF



£585,000

www.watersons.net

www.watersons.net





HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

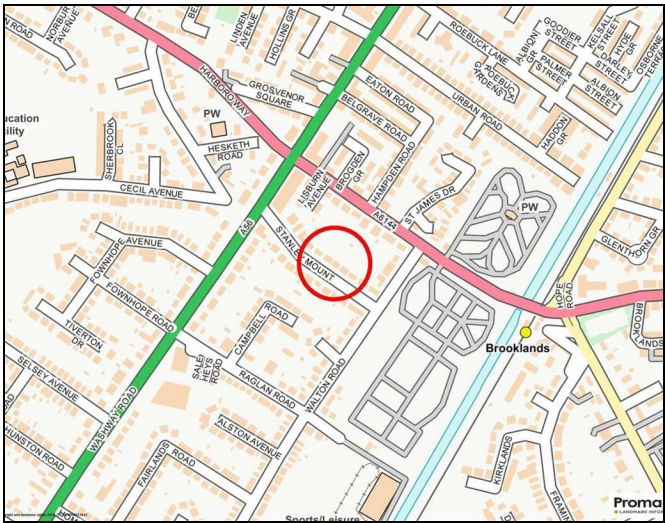
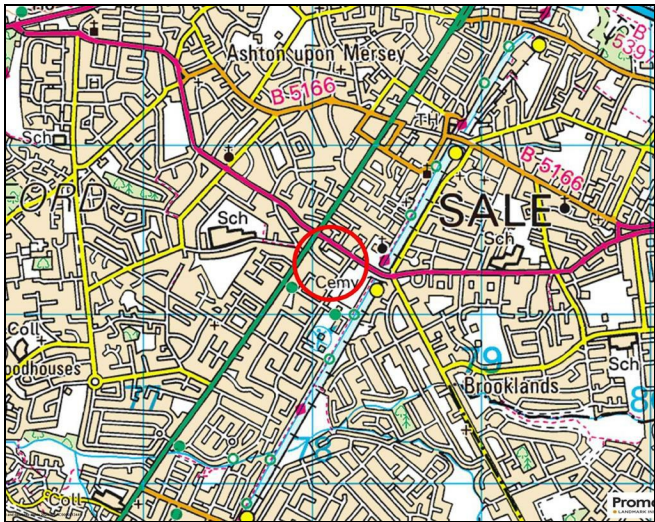
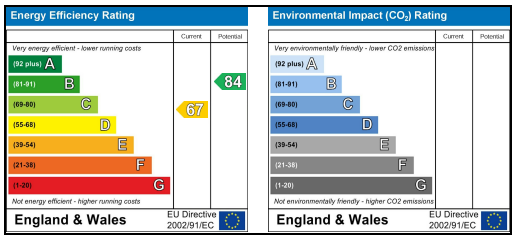


INDEPENDENT ESTATE AGENTS



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 WEDNESDAY 11TH DECEMBER BY 5PM

A STUNNING, COMPREHENSIVELY EXTENDED AND UPGRADED, THREE BEDROOMED SEMI DETACHED. AMAZING LARGE LIVING DINING KITCHEN WITH BI FOLD DOORS. HIGH SPEC FITTINGS. AMAZING OVER 100FT REAR GARDEN. PERFECT FOR SCHOOLS/METROLINK/WALTON PARK.

Hall. Sitting Room. Study. Incredible large Open Plan Living Dining Kitchen. Utility. WC. Three Bedrooms. Bathroom. Driveway Parking. Beautiful Gardens.

CONTACT SALE 0161 973 6688

BEST AND FINAL OFFERS WEDNESDAY 11TH DECEMBER 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 WEDNESDAY 11TH DECEMBER BY 5PM

A stunning, comprehensively extended and upgraded, Three Bedroomed Semi-Detached which follows a wonderful, contemporary design theme throughout.

The location is ideal, being on a popular road, close to several of the popular Schools, Metrolink at Brooklands and has the lovely Open Space of Walton Park just around the corner.

The whole property has undergone a huge transformation including a full-width rear and part side extension which has a vaulted ceiling, Velux windows and wide bi-folding doors opening to the Garden.

The plot is superb, having an impressive established rear garden extending to over 100ft in length!

An internal viewing will reveal:

Entrance Hall. Having a opaque leaded uPVC double glazed front door, spindled staircase rises to the First Floor. Opaque uPVC double glazed window to the side elevation. Picture rail surround. Doors then open to the Sitting Room, Study and Open Plan Living Dining Kitchen.

Sitting Room. A well proportioned reception room having a wide angled uPVC double glazed bay window to the front elevation with attractive plantation shutters. Cast iron wood burning stove set within the hollowed out chimney breast. Picture rail surround. Built in shelving cabinets to each of the alcoves.

Study/Playroom. Currently used as an ideal home office with a uPVC double glazed window facing into the Open Plan Living Dining Kitchen.

Open Plan Living Dining Kitchen. A wonderful large extended family room having a part vaulted ceiling with two large oversized skylight velux windows. There is then a set of three pane bi folding doors opening out onto the Rear Garden. The Kitchen itself is fitted with an extensive range of contemporary base and eye level units with quartz worktops over with inset sink unit and mixer tap. Useful breakfast bar area. Built in NEFF double oven with induction hob and extractor hood over. Integrated fridge freezer and dishwasher. Door through to the Utility Room.

Utility Room. A large utility room fitted with a range of base and eye level units with worktops over and stainless steel sink unit with mixer tap. Space and plumbing suitable for a washing machine. Wall mounted Baxi central heating boiler. Opaque uPVC double glazed door opens to outside. Door through to the Ground Floor WC.

Ground Floor WC. Fitted with a low level WC. Wall hung wash hand basin. Opaque uPVC double glazed window to the side elevation. Wall mounted polished heated chrome towel rail radiator.

First Floor Landing. Having an opaque uPVC double glazed window to the half landing. Doors then provide access to the Three Bedrooms and Bathroom.

Bedroom One. An superb large double bedroom having a UPVC double glazed window to the rear elevation providing views over the Large Rear Garden. Picture rail surround.

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

Bedroom Three. Having a UPVC double glazed window to the front elevation

Bathroom. Fitted with a suite comprising of: panelled bath with thermostatic shower over and fitted glass shower screen, low-level WC, wash hand basin. Opaque, UPVC double glazed windows to the rear and side elevation.

Outside, to the front the property has a deep frontage with ample driveway parking with adjacent garden.

To the rear there is a wonderful large established garden extending to over 100ft in length and extremely private.

An impressive family home!

BEST AND FINAL OFFERS WEDNESDAY 11TH DECEMBER BY 5PM

Approx Gross Floor Area = 1296 Sq. Feet
= 120.5 Sq. Metres

