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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£650,000

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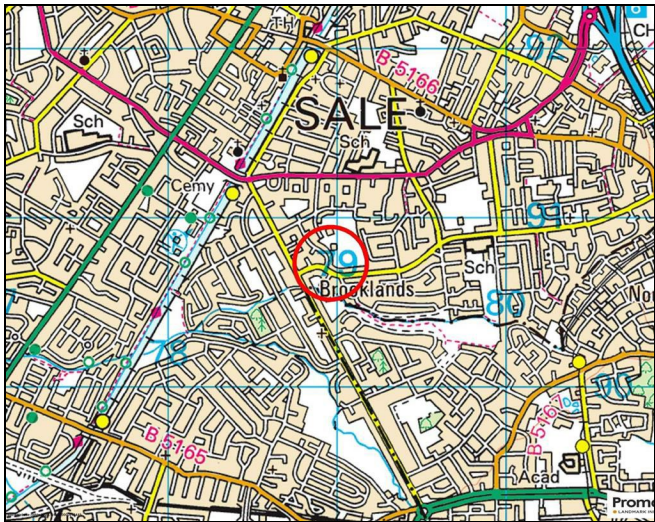
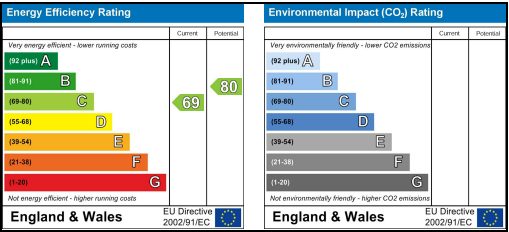
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energy efficiency

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



overview

A SUPERBLY PROPORTIONED FOUR BEDROOMED FAMILY DETACHED LOCATED ON THIS VERY DESIRABLE ROAD. IDEAL LOCATION FOR BROOKLANDS PRIMARY/SPORTS CLUB AND METROLINK. LOVELY ESTABLISHED GARDEN PLOT.

Hall. WC. Sitting Room. Large Lounge. Morning Room. Kitchen. Utility. Four Bedrooms. Shower Room. Established garden plot. Ample Driveway parking. Detached Garage. A wonderful Family Home! Energy Rating:

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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

A superbly proportioned Four Bedroomed Family Detached with Accommodation extending to over 1500 sqft.

The property enjoys an excellent position on this popular road on the corner of Alcester Road ideal for Brooklands Sports Club, Brooklands Primary, Sale Grammar School and within an easy reach of the Metrolink.

The property offers excellent sized rooms throughout and although it has clearly been a well kept and cared for home it provides scope for further improvements and potential extensions.

Outside, there is ample Driveway Parking, Detached Garage and a lovely established garden plot.

An internal viewing will reveal:

Entrance Porch. Having a leaded uPVC double glazed front door with matching window above. Glazed door through to the Entrance Hallway.

Entrance Hallway. A lovely entrance into the property certainly setting the spacious theme that is evident throughout having a staircase rising to the First Floor with useful understairs storage. Opaque leaded uPVC double glazed window to the side elevation. Doors then open to the Ground Floor WC, Sitting Room, Lounge and Morning Room.

Ground Floor WC. Fitted with a low level WC and wall hung wash hand basin. Opaque uPVC double glazed window to the side elevation. Tiled walls.

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

Lounge. A superb large reception room having a 10ft wide inglenook fireplace feature with uPVC double glazed window to the two sides and an inset coal effect gas fire. Wide, virtually full width uPVC double glazed window to the rear elevation overlooking the Gardens and a uPVC double glazed door opens to outside. Coved ceiling.

Morning Room. Having two uPVC double glazed windows to the side elevation. Coved ceiling. Built in shelved cupboard. Door through to the Kitchen.

Kitchen. Fitted with a range of base and eye level units with worktops over and inset one and a half bowl stainless steel sink unit with mixer tap. Built in NEFF stainless steel fronted double oven with four ring gas hob and extractor hood over. Space and plumbing suitable for a dishwasher. Space for a tall fridge freezer unit. uPVC square bay window to the side elevation. Opaque uPVC double glazed door opens to outside.

External Utility Room. Having a window to the rear elevation. Space and plumbing suitable for a washing machine and dryer. Wall mounted gas central heating boiler.

First Floor Landing. Having a opaque uPVC double glazed window to the half landing. Doors then open to the Four Bedrooms and Shower Room. Built in airing cupboard. Large loft access point.

Bedroom One. A well proportioned double bedroom having a leaded uPVC double glazed angled bay window to the front elevation. Built in wardrobes with sliding mirrored doors. Coved ceiling.

Bedroom Two. Another good double room with windows to the front and rear. Further uPVC double glazed window to the rear elevation overlooking the Gardens. Coved ceiling.

Bedroom Three. Having a leaded uPVC double glazed window to the front elevation. Coved ceiling.

Bedroom Four. Having a uPVC double glazed window to the rear elevation overlooking the Gardens. Extensive built in wardrobes to the length of one wall with matching fitted drawers.

Shower Room. Fitted with a modern white suite with chrome fittings comprising of large walk in shower enclosure with thermostatic shower over. Fitted bathroom cabinets. Enclosed system WC. Vanity sink unit. Two uPVC double glazed windows to the side elevation. Inset spotlights to the ceiling. Wall mounted polished chrome towel rail radiator.

Outside to the front the property is approached via a large driveway providing ample off street parking, this continues down the side leading to the Detached Garage.

The gardens to the rear are a good size, well established and mostly laid to lawn with borders surrounding.

A wonderful family home!

