



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 Doveston Road

Sale, M33 6LE



£725,000

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

W

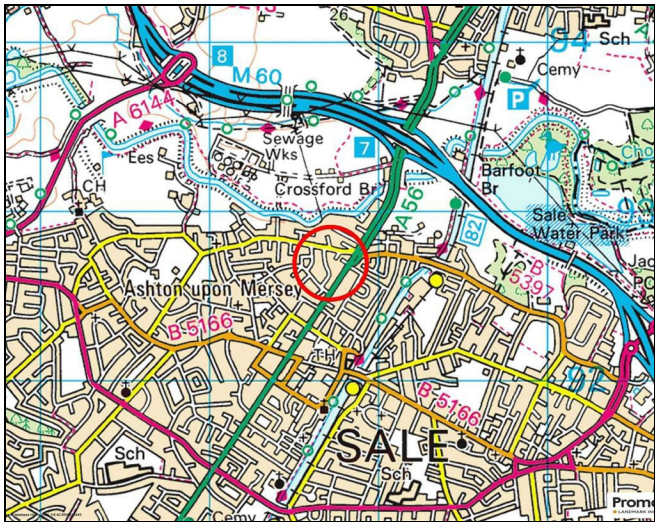
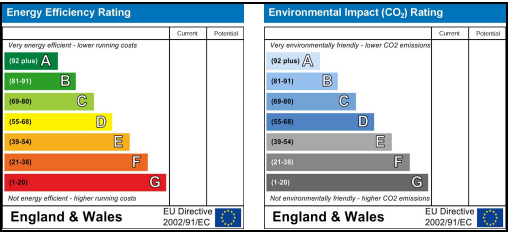
WATERSONS

INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

AN IMPRESSIVE, MUCH UPGRADED AND EXTENDED, FOUR BEDROOMED PERIOD SEMI DETACHED WHICH OFFER OVER 1700 SQFT OF ACCOMMODATION OVER FOUR FLOORS. LOFT AND CELLAR CONVERSION. DRIVEWAY PARKING AND LOVELY GARDEN.

Hall. Lounge. Open Plan Living/ Dining Room with bi-fold doors. Breakfast Kitchen. Utility. LGF Study + WC. Four Bedrooms. Two Bath/ Shower - One En Suite. Driveway. Garage Storage. Garden. Garden room office.

CONTACT SALE 0161 973 6688



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 Period Detached which enjoys over 1700 sqft of Accommodation over Four Floors.

The location is very convenient, tucked away in this leafy part of Sale close to Schools and the Town Centre.

There has been a whole host of improvements including a large, double height side Extension along with superb Loft and Cellar Conversions.

Internally, there is neutral re-decoration, modern Kitchen and Bathroom fittings and replacement, double glazed sash windows all with window shutters to the front.

In addition to the Accommodation there is Driveway Parking, Garage Store, Garden room Office and a lovely, enclosed rear Garden.

An internal viewing will reveal:

Recessed Porch with panelled front door.

Entrance Hallway having doors opening to the Lounge and Open Plan Dining Kitchen.

Lounge. A well-proportioned Reception Room having a wide, three-section, bay window with replacement, double glazed sash windows and window shutters. Stripped wooden floors. Coved ceiling. Picture rail surround. Attractive cast iron fire surround to the chimney breast.

Open Plan Living and Dining Room - forming part of the Extension, creating a wonderful, large Family Space having a large set of bi-folding doors opening onto the Garden. Large opening into the Breakfast Kitchen. Built in 'media' cabinet storage to the full width of one wall. Inset spotlights. Door to the Utility Room. Contemporary wood flooring.

Utility Room having fitted base and eye-level units with space and plumbing beneath suitable for washing machine and dryer.

Breakfast Kitchen. A good-sized Kitchen fitted with an extensive range of base and eye-level units with polished granite worktops over incorporating a Breakfast Bar. Inset sink unit with mixer tap. Space for a range cooker (maybe available subject to further negotiation). Integrated fridge freezer. Integrated dishwasher. Two double glazed sash windows to the side. Door to the Lower Ground Floor.

Lower Ground Floor

The Cellar has been converted to provide a superb amount of extra Living Space and would make a perfect Home Study and Play Room. There is an adjacent WC having a low-level WC. Wall-mounted, heated chrome towel rail. The room has a window to the front. Built-in storage. inset spotlights to the ceiling.

First Floor Landing having a spindled balustrade to the return of the staircase opening. Dado rail surround. Stripped wooden doors then open to the Three of the Bedrooms and Family Bathroom. Spindled staircase rises to the Second Floor. Window to the side elevation.

Bedroom One. An excellent-sized Double Bedroom having a huge vaulted ceiling with Velux window and inset spotlights. Hardwood sash window to the front elevation with useful window shutters. Vertical, wall-mounted, contemporary radiator. Opening into the Dressing Room.

Dressing Room/ Walk-in Wardrobe having fitted, open-faced wardrobe hanging and storage shelving with drawers. Inset spotlights to the ceiling. Large Loft access point with pull-down ladder. Door through to the En Suite Shower Room.

A stylish En Suite Shower Room re-fitted with a Victorian-style white suite with chrome fittings comprising of: double-width, enclosed shower cubicle with thermostatic shower, pedestal wash hand basin, low-level WC. Part-tiled walls. Half-opaque, double glazed sash window to the rear elevation. Inset spotlights to the ceiling. Tiled floor.

Bedroom Two. Another excellent-sized Double Bedroom having two sash windows to the front elevation both with beautiful window shutters. Stripped wooden floor. Attractive, period fire surround to the chimney breast. Built-in wardrobe cupboards to each alcove.

Bedroom Four having a hardwood, double glazed sash window to the rear elevation providing lovely views over the Garden. Period, cast iron fire surround to the chimney breast.

Bathroom, re fitted with a gorgeous Period style suite comprising of: freestanding, 'clawfoot', roll top bath with wall mounted mixer taps. Separate walk in shower with thermostatic shower. WC. Vanity sink unit with marble top. Half-opaque, hardwood, double glazed window to the side elevation.

Second Floor Landing having a door through to Bedroom Three.

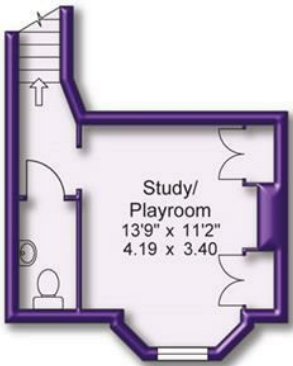
Bedroom Three. An excellent-size Bedroom having a hardwood, double glazed window to the rear elevation. Stripped wooden floors. Velux window to the front. Useful, built-in storage cupboards.

Outside to the front, the property is approached via a Driveway providing Off Street Parking. There is a Garage Storage with timber double doors to the front. Access can be gained down the side via a gate leading to the rear Garden.

To the rear, there is a lovely, enclosed, Private Garden which has a main area of lawn with well-established borders and large decked patio.

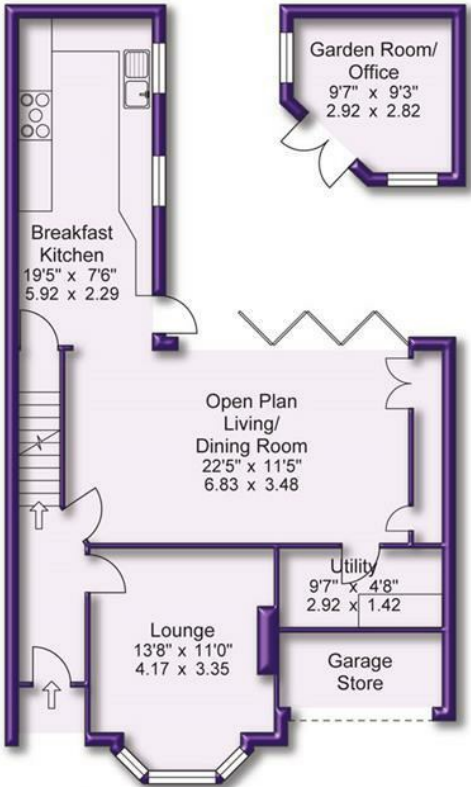
Within the garden is a superb 'Garden Room' perfect as a home office with power and wifi connection.

A beautiful family home!

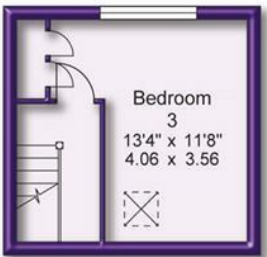


Lower Ground Floor

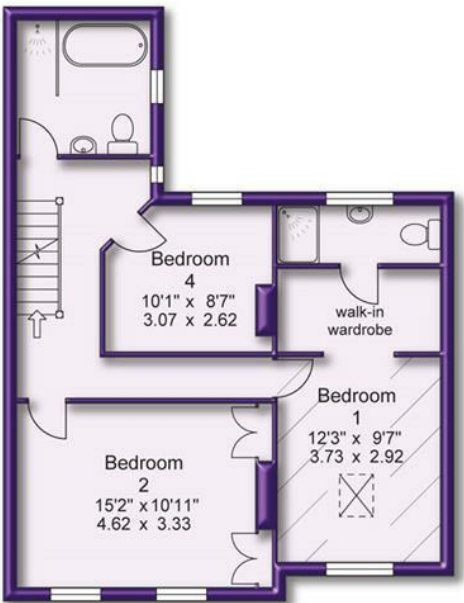
Approx Gross Floor Area = 1836 Sq. Feet
(inc. Garden Room) = 170.6 Sq. Metres
Approx Gross Floor Area = 1758 Sq. Feet
(exc. Garden Room) = 163.3 Sq. Metres



Ground Floor



Second Floor



First Floor