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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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1 Victoria Drive

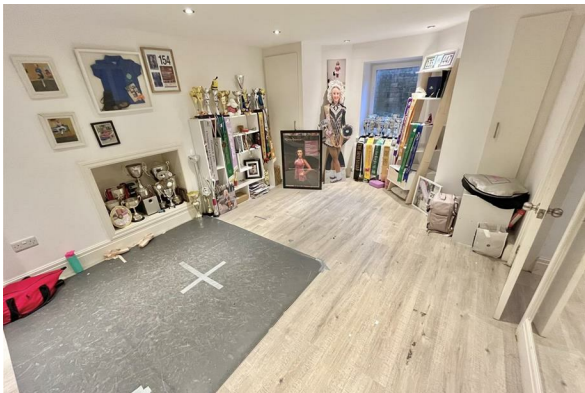
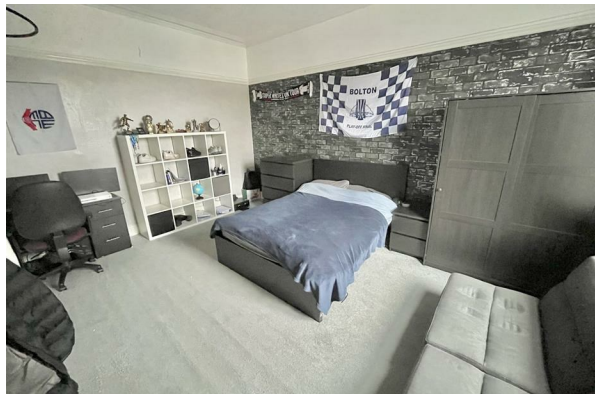
Sale, M33 3HZ



£600,000

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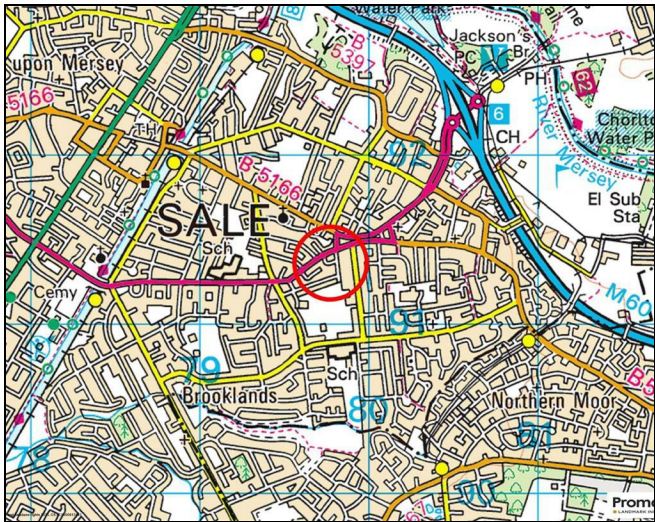
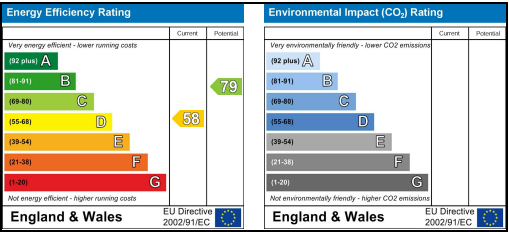
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energy efficiency

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



overview

AN IMPRESSIVE LARGE DOUBLE FRONTED PERIOD END TERRACE WHICH OFFERS EXTENSIVE ACCOMMODATION OVER FOUR FLOORS INCLUDING CONVERTED BASEMENTS. OVER 2300 SQFT. DRIVEWAY PARKING. GARDEN. GREAT LOCATION FOR SALE MOOR VILLAGE/SCHOOLS.

Hall. Lounge. Dining Room. Breakfast Kitchen. LGF Utility/Shower Room and Playroom. Four Dbl Bedrooms. Two further Bathrooms.

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 large, double fronted, Four Bedroomed Period End Terrace which offers over 2300 sqft of Accommodation over Four Floors including Converted Cellars.

There are numerous period features throughout including high coved ceilings, picture rails, cast iron stove fireplaces and gorgeous reproduction radiators.

The location is popular, being ideally placed for several of the Local Schools including Sale Grammar and very convenient for Sale Moor Village which is literally just down the road.

The Cellars have been converted, with to provide two additional rooms, one being a Playroom/Sitting room and other being a large Utility Room along with a Shower Room.

In addition to the Accommodation, there is driveway Parking to the front and an enclosed garden.

Comprising:

Entrance Hall having an oversized, glazed front door with arch window above. A panelled and spindled staircase rising to the First Floor. Reproduction Period style radiator. Doors then provide access to the Lounge, Dining Room and further door with stairs down to the Lower Ground Floor. Coved ceiling.

Lounge. An impressive, large Reception Room having a wide angled, three section bay window to the front elevation. Attractive fireplace feature with cast iron wood burning stove. Coved ceiling. Picture rail surround.

Dining Room. Another good sized Reception Room having uPVC double glazed windows to the front and side elevations. Hollowed out chimney breast feature with cast iron wood burning stove. Coved ceiling. Door through to the Breakfast Kitchen.

Breakfast Kitchen, providing ample space for a table. Fitted with a range of base and eye level units with worktops over and an inset stainless steel sink unit with 'spray' mixer tap. Ample space for a range of freestanding appliances. Double glazed window and door to the front where there is the enclosed garden.

Lower Ground Floor Hallway having doors opening to the Utility Room, Playroom and Shower Room.

Utility Room. A large room fitted with a range of modern base and eye level units with worktops over and a one and a half bowl stainless steel sink unit with mixer tap. Double glazed uPVC frame window to the front elevation. Inset spotlights to the ceiling. Built in cupboards housing the gas central heating boiler and high pressurized hot water tank.

Playroom. Another good sized room having a uPVC double glazed window to the front elevation. Inset spotlights to the ceiling.

Shower Room. A wet room style shower with oversized 'drench' shower head and thermostatic shower, corner space saver wash hand basin and WC. Wall mounted polished chrome towel rail radiator.

First Floor Landing have doors opening to Two of the Double Bedrooms and Bathroom. A further staircase rises to the Second Floor.

Bedroom One. An excellent sized Double Bedroom having a uPVC double glazed window to the front elevation. Coved ceiling. Picture rail surround.

Bedroom Two. Another good Double Room having uPVC double gazed windows to the front and side elevations. Stripped wooden floors. Picture rail surround.

Bathroom fitted with a contemporary white suite with chrome fittings, comprising of a panelled bath, vanity sink unit and WC. Opaque uPVC double glazed window to the front elevation. Vertical wall mounted radiator with mirrored

center.

Second Floor Landing having doors opening to Two further Bedrooms and a Bathroom.

Bedroom Three having two uPVC double glazed windows to the side elevation. Built in wardrobe.

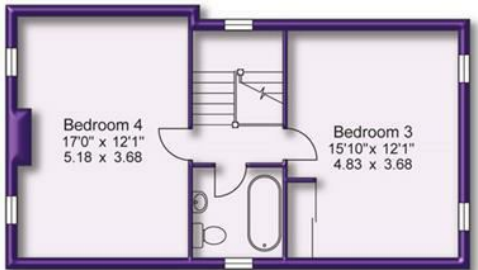
Bedroom four. Another excellent sized Double Room having two uPVC double glazed window to the side elevation.

Bathroom fitted with a suite comprising of a freestanding shaped bath with floor mounted mixer taps and shower mixer attachment, enclosed cistern WC and wash hand basin. Opaque uPVC double glazed window to the rear elevation.

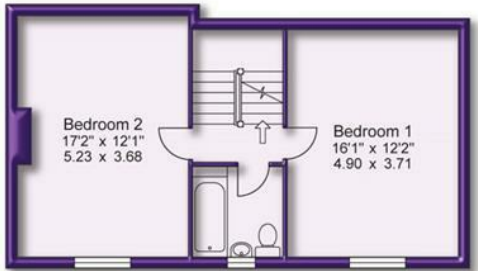
Outside, the front of the property is approached via a wide Driveway providing ample off street Parking.

The Gardens which are predominantly to the front and part of the side of the house, have a paved patio area which leads to the main lawned Garden area with borders surround.

- Freehold
- Council Tax Band D

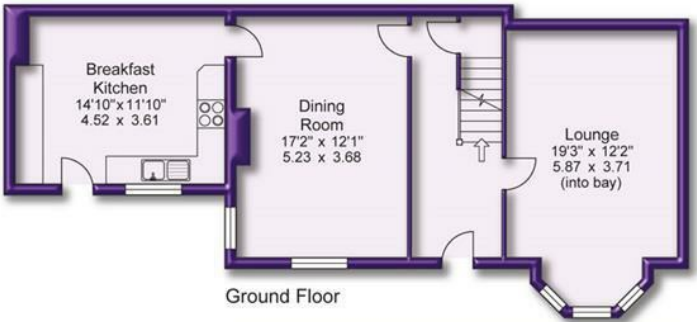


Second Floor

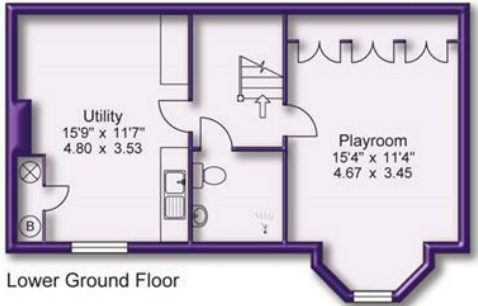


First Floor

Approx Gross Floor Area = 2313 Sq. Feet
= 215.0 Sq. Metres



Ground Floor



Lower Ground Floor