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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£575,000

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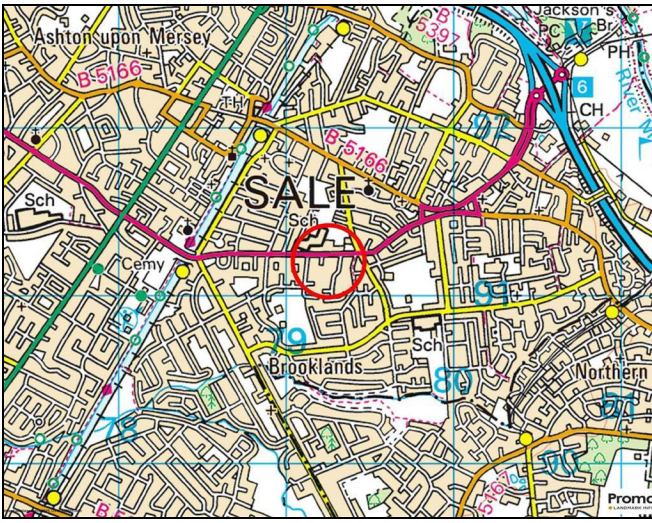
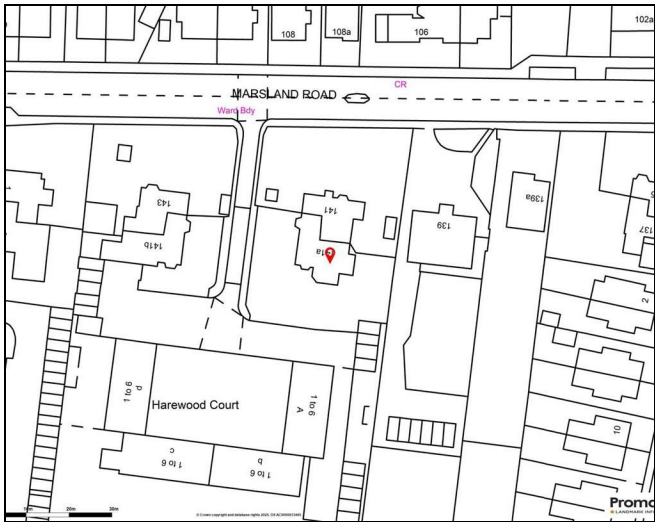
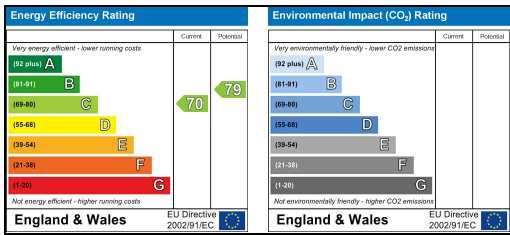
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# energy efficiency

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



# overview

A SUPERBLY PROPORTIONED AND BEAUTIFULLY PRESENTED DUPLEX APARTMENT SET WITHIN A CHARMING VICTORIAN CONVERSION OF JUST TWO APARTMENTS, IDEALLY LOCATED ON A QUIET CUL-DE-SAC CLOSE LOCAL SHOPS, SCHOOLS AND THE TOWN CENTRE. 1870SQFT

Private Entrance. Hall and Inner Hall. Family Room. Lounge. Dining Kitchen. Conservatory. Utility Room. Three Double Bedrooms. Two Bath/Shower Rooms. Private Patio. South facing Communal Gardens.

CONTACT SALE 0161 973 6688



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures 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 attractive and superbly proportioned duplex Apartment within a Victorian conversion of only Two Apartments and benefitting from its own private entrance to the rear. The property is ideally positioned on a quiet cul-de-sac and walking distance to local shops, schools and Sale Town Centre.

The immaculately presented property enjoys a wealth of period features and is arranged over Two Floors with the accommodation extending to some 2870 sq ft providing a Hall, Lounge, Family Room, Dining Kitchen, Utility Room and Conservatory served by Three excellent Double Bedrooms and Two Bath/Shower Rooms.

Externally, there is on road parking and the property enjoys a generous corner plot with well maintained lawned Communal Gardens with stocked borders. A particular feature is a private patio area accessed via the Conservatory. The Gardens are predominantly south facing which is ideal!

Comprising:

Communal Entrance. Private Entrance to Apartment 1a.

Family Room with windows to two elevations enjoying views over the Communal Gardens. To the chimney breast there is a gas living flame, coal effect fireplace with tiled insert and wood surround. Picture rail surround. Coved ceiling.

Inner Hall with doors providing access to the Ground Floor living accommodation and a staircase descends to the Lower Ground Floor. Built in storage cupboard. Coved ceiling.

Lounge with bay window with inset sash windows. To the chimney breast there is a gas living flame pebble effect fireplace with stone hearth and surround. Picture rail surround. Coved ceiling. Steps lead down into the Dining Kitchen.

Dining Kitchen fitted with an extensive range of base and eye level units with worktops over inset into which is a stainless steel, double sink and drainer unit with mixer tap over and tiled splashback. Freestanding Range cooker with tiled splashback. Free standing fridge freezer. Ample space for a table and chairs. Coved ceiling.

Conservatory with vaulted ceiling and self cleaning windows overlook and provide access to a paved Patio and Communal Gardens beyond.  
Rear Hall with door leading to the Communal Gardens.

Utility Room with built in worktop and there is space and plumbing for a washing machine and tumble dryer. Wall mounted gas central heating boiler. Tiled floor. Opaque double glazed uPVC frame window to the rear elevation.

Bedroom One with sash window to the rear elevation. To the chimney breast there is an attractive fireplace feature and built in cupboard to one side of the recess. Coved ceiling.

Shower Room fitted with a modern white suite and chrome fittings providing an enclosed shower cubicle with electric shower, wash hand basin with built in storage below and WC. Opaque window to the side elevation. Tiling to the walls and floor. Chrome finish heated towel rail.

To the Lower Ground Floor there is access to Two excellent Double Bedrooms and a Bathroom.

Bedroom Two with bay and inset sash window to the front elevation.

Bedroom Three with sash window to the front elevation. Built in wardrobes provide excellent hanging and storage space.

The Bedrooms are served by a Bathroom fitted with a modern white suite and chrome fittings providing a bath with shower over and glazed screen, wash hand basin and WC. Tiling to the walls and floor. Built in storage cupboard.

Externally, there is on road parking and the property enjoys a generous, corner plot with well maintained lawned Communal Gardens with stocked borders. A particular feature is a private patio area accessed via the Conservatory. The Gardens are south facing, therefore enjoy a sunny aspect.

- Leasehold - 999 years from June 24 1983
- Council Tax Band

