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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

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£850,000

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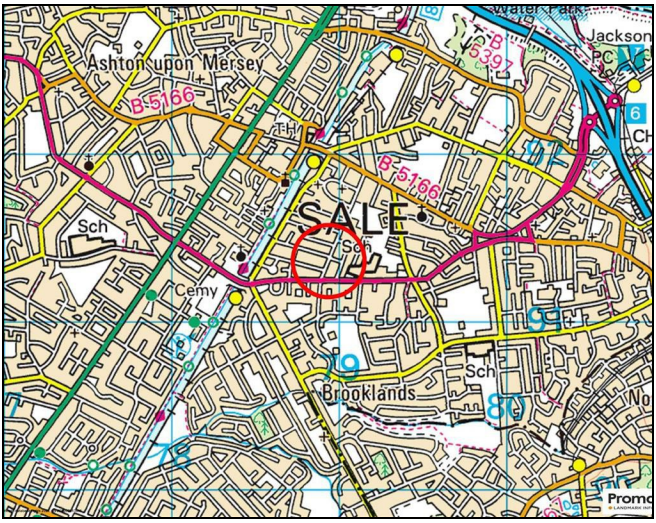
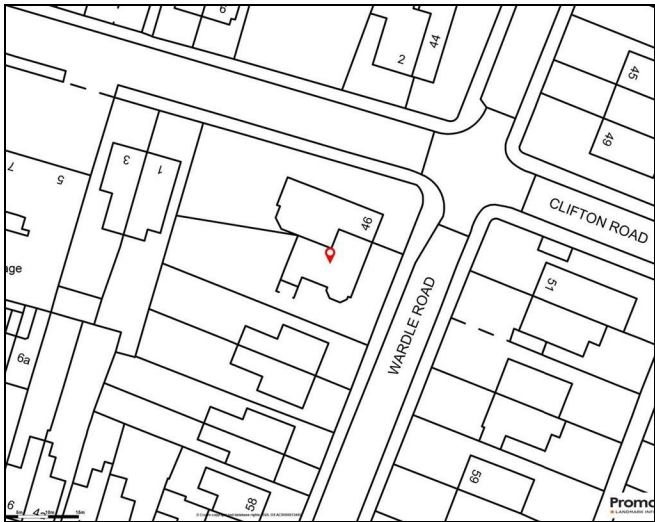
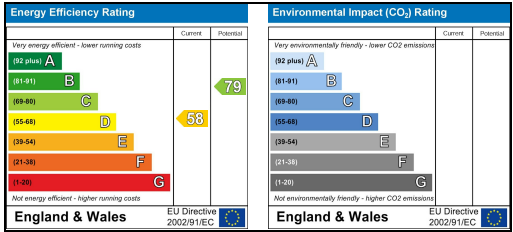
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energy efficiency

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



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.

overview

A GORGEOUS FOUR BEDROOMED, DOUBLE FRONTED, PERIOD CHESHIRE LINK SEMI DETACHED WHICH OFFERS OVER 2180 SQ FT. COMPREHENSIVELY RESTORED AND UPGRADED THROUGHOUT. HIGH SPEC FITTINGS. BEAUTIFUL RE PRODUCTION PERIOD FEATURES.

Large Hallway. Two impressive Reception rooms. Wonderful bespoke Dining Kitchen. GF Shower Room. Four Bedrooms. Bathroom. Useful large Cellars. Driveway. Established private gardens.

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in detail

A gorgeous, double-fronted, Cheshire link Semi-Detached Family Home, comprehensively updated and restored to an incredibly high standard throughout.

Wardle Road is perfectly positioned for a family, within an easy reach of Sale Grammar School, the Town Centre and the Metrolink at Brooklands.

The versatile accommodation extends to some 2181 sqft arranged over Three Floors, effectively with Three Reception Rooms and a Breakfast Kitchen served by Four Bedrooms and Two Bath/Shower Rooms.

Internally there has been extensive works over recent years including full re-plastering including: new traditional cornicing and ceiling roses, neutral re-decoration, reproduction, double glazed hardwood sash windows with new stone sills, reproduction period-style radiators and gorgeous fireplaces including a wonderful slate fireplace in the Lounge.

Externally, there is a Driveway offering Off Road Parking, and to the rear there is a good-sized established Garden.

Comprising:

Impressive, large Entrance Hallway having a bespoke front door with leaded and stained glass nickel door furniture including a traditional nickel bell pull and mounted butlers bell. Spindled, French polished Sapele/Mahogany staircase with panelling rising to the First Floor. French polished doors provide access to the Ground Floor Living Accommodation. Door to small Cloak Room. A further door conceals a staircase provides access to the Cellars. Decorative plaster corbels.

Ground Floor, fully-tankd Wet Room re-fitted with a contemporary suite comprising of: shaped, wall-hung, 'Travertine' stone wash hand basin, 'Duravit Starck' WC with soft close lid, 'Hansgrohe' 'Raindance' overhead shower with multi-jet outputs, 'Hansgrohe', wall-mounted mixer taps. Wall-mounted, heated chrome towel rail. Wall-mounted column radiator. Arched window to the rear. Extensive stone tiling to the walls and floor with marble and stone inserts.

17'7" (into bay) x 13'9" Lounge. A superb, large Reception Room which has a virtually full-width, Three section bay window to the side with reproduction, hardwood sash windows. Additional reproduction, hardwood sash window to the front. Beautiful slate fireplace feature to the chimney breast. Stripped floors. Detailed coved ceiling. Large oval ceiling rose. Picture rail. Door to the Dining Room.

13'9" x 11'8" Sitting Room is another well-proportioned Reception Room with reproduction, hardwood sash window to the front elevation. Period, cast iron reproduction fireplace to the chimney breast. Coved ceiling. Ceiling rose. Picture rail surround. Stripped and stained floorboards. Built-in, solid oak Victorian-style cupboard.

24'7" x 16'8" Dining Kitchen. A fabulous, large room split into distinctive Dining and Working Kitchen Areas. The impressive bespoke Kitchen is fitted with an extensive range of base and eye-level units with nickel furniture and polished, 'Labradorite Madagascar' granite worktops over which is an extremely semi-precious stone and very unique and distinctive in-design with iridescent colours which shimmer. Large shaped, oversize section of the granite which doubles up as a Breakfast Bar. Inset sink with 'Franke Rolux' pull-out mixer tap with LED light. 'Quooker boiling water tap. Integrated appliances include larder-style, 'Liebherr' fridge and freezer. Integrated dishwasher. Space suitable for a large range cooker with double extractor fans above with overhead lighting. Arched French doors and windows open to the Gardens. Additional, reproduction sash window to the side with oak window shutters. Large glass atrium gives plenty of light in the Kitchen Area. Stone tiled floor. Detailed coved ceiling. Hollowed-out chimney breast feature with a fixed beam mantelpiece. Door to the Hall. Built-in, floor-to-ceiling, solid oak Victorian-style cupboard.

To the Lower Ground Floor there are really useful Cellars which have Two main Chambers with a smaller Chamber in the middle which is currently set up as a Utility Room.

To the First Floor Landing there is access to the Four Bedrooms and a Family Bathroom. Decorative corbels.

17'7" x 13'10" Bedroom One is a wonderful, large Principal Bedroom which has a virtually full-width, Three section bay window to the side with reproduction sash windows. Additional sash window to the front. Extensive, custom-built, oak Bedroom furniture and wardrobes. Stripped floors. Coved ceiling. Attractive period fire surround. Large oval ceiling rose.

12'4" x 11'11" Bedroom Two with sash windows to the rear and side elevation. Stripped floors. Attractive fire surround to the chimney breast. Coved ceiling. Ceiling rose. Cast iron column radiator. Murals painted by Northern artist Stacey Manton. Loft access point with pull-down ladder.

13'10" x 11'9" Bedroom Three is another well-proportioned Double Bedroom with a sash window to the front elevation. Stripped floors. Coved ceiling. Ceiling rose. Cast iron column radiators.

8'8" x 6' Bedroom Four having a sash window to the front elevation. Ceiling rose.

The Bedrooms are served by a Family Bathroom fitted with a period-style white suite with chrome fittings comprising of: a freestanding claw foot bath, wash hand basin and high-cistern WC. Sash window to the rear elevation. Wall mounted heated towel rail radiator.

Externally, the property is approached via a paved Driveway offering ample Off Road Parking and there are well-stocked borders with a variety of plants, shrubs and a beautiful distinctive cherry blossom tree!

The Gardens to the rear are accessed via the stone paved Patio Area from the Kitchen with steps down to the Garden. The Garden is mainly laid to lawn with well-stocked borders with a variety of plants, shrubs and trees surrounding making it feel extremely Private. Numerous established fruit trees throughout. Delightful modern Greenhouse attached to the side of the property.

Access is also available from the front drive which has a Pathway down the side.

A stunning and distinctive family home!

- Freehold
- Council Tax Band E
- Energy Rating - D

