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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

59 Woodhouse Lane

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£795,000

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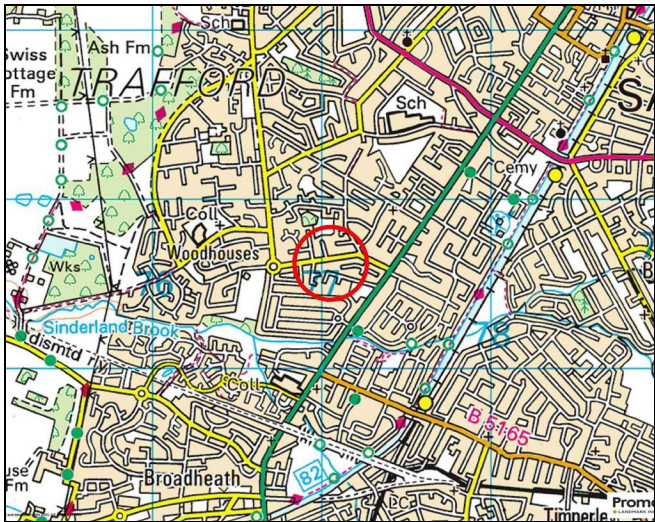
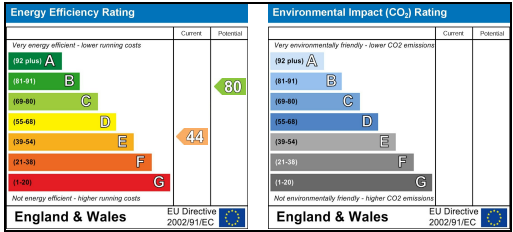
WATERSONS

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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, COMPREHENSIVELY UPGRADED AND IMPROVED, FOUR BEDROOMED PERIOD SEMI DETACHED WHICH OFFERS IDEAL FAMILY ACCOMMODATION OVER FOUR FLOORS. HIGH SPECIFICATION FITTINGS. OVER 2000 SQFT. LOVELY ESTABLISHED GARDENS. IDEAL FOR SCHOOLS.

Hall. Lounge. Extended 31' open plan living and dining room. Open plan to the gorgeous Kitchen. Useful Cellars. Four Bedrooms. Two Bath/Shower - one En suite. Driveway Parking. Superb Gardens.

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, comprehensively upgraded and extended, Four Bedroomed Period Semi-Detached which offers over 2000 sqft of Family Accommodation over four floors.

The location is ideal, being on this ever popular road, close to several of the popular Schools and within an easy reach of the Town Centre/Metrolink.

Internally the property has undergone a full renovation project and provides the perfect blend of period features mixed with modern high specification fittings. There are hardwood double glazed windows, bespoke solid kitchen with Quartz worktops and stylish re fitted bathroom with sympathetic period features.

In addition to the accommodation there is ample driveway parking and a lovely established rear garden.

An internal viewing will reveal:

Entrance Hallway, having a panelled front door. Staircase rises to the first floor. Stripped wooden floors. Panelled doors then open to the Lounge and Sitting/Dining room.

Lounge, A well proportioned reception room having an angled bay window to the front with attractive Plantation shutters. Stripped wooden floors. Lovely Period fireplace feature to the chimney breast. Built in cabinets and shelving to one of the alcoves. Coved ceiling.

Sitting/Dining Room. A wonderful large extended space having a set of French doors opening to the gardens. There are then five windows across the rear and side all overlooking the gardens. Stripped wooden floors. Hollowed out chimney breast with cast iron wood burning stove. Open plan to the Kitchen.

Kitchen. Fitted with a bespoke range of solid wooden hand painted units with period style cup handles and Quartz worktops over with inset oversized white ceramic sink unit with mixer tap. Range cooker set within the hollowed out chimney breast (maybe available subject to further negotiation). Integrated dishwasher. Ample space for a tall fridge freezer. Full height bespoke glazed cabinet. Window to the rear.

Cellars. Although not converted they have been cleaned out, painted and have been made perfectly useful as a fun bar/games area by the current owners.

There is a utility room with space and plumbing for a washing machine and dryer along with the gas central heating boiler.

The main room has a fitted bar area, door with steps up to the garden. Two double doors, one set opens to a storage area and one to a WC. Smaller doors then open to a large storage area which has a lower head height.

First Floor Landing. Having a spindle balustrade to return the staircase opening. Further spindle rises to the Second Floor. Panelled doors then open to Three Bedrooms and Shower Room.

Bedroom Two. Another excellent sized double bedroom having a hardwood double glazed window to the front elevation. Built in wardrobes to each of the alcoves with stripped doors. Stripped wooden floors.

Bedroom Three. Another good sized double bedroom having a hardwood double glazed window to the rear elevation providing views over the Garden. Period cast iron fire surround to the chimney breast.

Bedroom Four. Still a good sized double bedroom having a hardwood double glazed window to the rear elevation. Period cast iron fire surround to the chimney breast.

Shower Room. Refitted with a suite comprising of enclosed shower cubicle with thermostatic shower. Enclosed system WC. Wall mounted polished chrome towel rail radiator. Hardwood double glazed window to the front elevation with plantation shutters.

Second Floor Landing. Having a spindle balustrade to return the staircase opening. Stripped wooden floors. Door through to Bedroom One.

Bedroom One. A wonderful large double bedroom having three hardwood double glazed windows to the rear elevation providing views over the Gardens. Continuation of the stripped wooden floors. Built in wardrobes and drawers to the full length of one wall. Useful shelved recess. Door through to the En Suite Bathroom.

En Suite Bathroom. Fitted with a suite comprising of tiled panelled bath with thermostatic shower over. Wash hand basin set on polished stand. WC. Part tiled walls. Hardwood double glazed window to the rear elevation. Wall mounted heated period style towel rail radiator.

Outside the property has driveway parking to the front.

To the rear the property enjoys a good sized broadly South Westerly facing garden mostly laid to lawn with borders surrounding.

A fabulous family home!

FREEHOLD
ENERGY RATING: E
COUNCIL TAX BAND: E

