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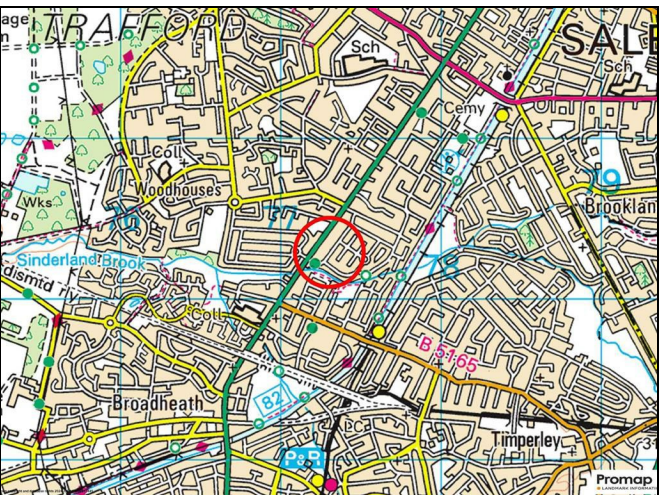
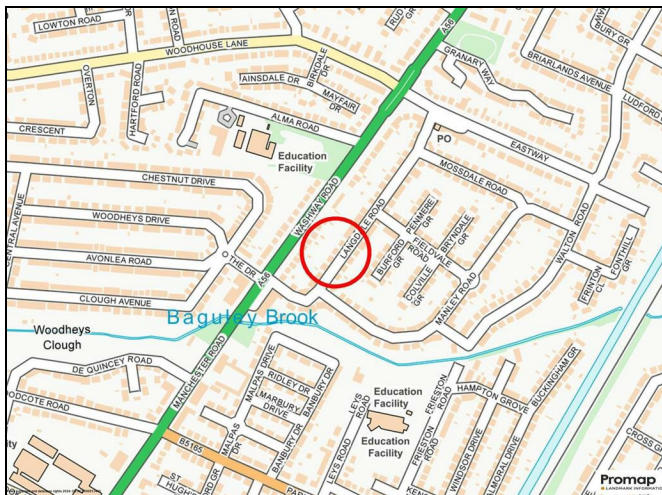


INDEPENDENT ESTATE AGENTS

# location



From our Watersons Sale office, proceed on School Rd/B5166. Turn right onto Sibson Rd/B5166 and left onto Washway Rd/A56. Turn left onto Langdale Rd and the property will be on the left



# energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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.



INDEPENDENT ESTATE AGENTS

# 56 Langdale Road Sale, M33 4FL



AN EXCELLENT SIZED, EXTENDED AND COMPREHENSIVELY IMPROVED, THREE BEDROOMED SEMI DETACHED WHICH ENJOYS A LOVELY ESTABLISHED PRIVATE REAR GARDEN. VERY POPULAR LOCATION IDEAL LOCATION FOR SCHOOLS + WALTON PARK. STYLISH RE FITTED DINING KITCHEN.

Porch. Hall. Lounge. Sitting Room. Extended Dining Kitchen. Utility Room. Three Bedrooms. Large Bathroom. Superb landscaped rear Garden.

CONTACT SALE 0161 973 6688

£530,000



# in detail



An excellent-sized, comprehensively upgraded and extended, Three Bedroomed Semi-Detached which offers superb Family Accommodation.

The property is ideally positioned on this very popular road, close to Walton Park, several of the local schools and Metrolink.

Internally, the property offers good-sized rooms throughout including a superb extended Breakfast Kitchen.

In addition to the Accommodation, the property has Driveway Parking and a superb, landscaped rear garden.

A viewing will reveal:

Entrance Porch. Having opaque leaded composite front door with matching opaque windows flanking both sides and above. Step up to an opaque uPVC double glazed inner door through to the Entrance Hallway.

Entrance Hall. Having a spindle staircase rising to the First Floor with useful understairs storage. Tiled floor. Door then provides access to the Lounge, Sitting Room and Dining Kitchen.

Sitting Room. A well proportioned reception room having a uPVC double glazed bay window to the front elevation. Raised inset living flame gas fire.

Lounge. A lovely extended reception room having a set of uPVC double glazed sliding patio doors opening out onto the rear Garden. Attractive fireplace feature to the chimney breast with living flame effect gas fire. Coved ceiling.

Dining Kitchen. A wonderful large family kitchen having plenty of space for a dining table. The Kitchen itself is fitted with an extensive range of modern base style of units with worktops over and inset stainless steel sink unit with mixer tap. Built in stainless steel fronted double oven with five ring gas hob and stainless steel extractor hood over. Integrated fridge freezer and dishwasher. uPVC double glazed sliding patio doors open out onto the decked patio area and an oversized three quarter height picture window to the rear providing views over the Garden. Part vaulted ceiling with skylight velux window.

First Floor Landing. Having a spindle balustrade to return staircase opening. uPVC double glazed window to the half landing. Doors then open to the Three Bedrooms and Bathroom. Large loft access point with pull down ladder.

Bedroom One. An excellent sized double bedroom having a uPVC double glazed bay window to the front elevation.

Bedroom Two. Another good double room having a uPVC double glazed window to



the rear elevation providing views over the Gardens.

Bedroom Three. Having a uPVC double glazed window to the front elevation.

Bathroom. A spacious Bathroom fitted with a contemporary white suite with chrome fittings comprising of shaped panelled bath with thermostatic shower over and curved glass shower screen. Wall hung wash hand basin. WC. Wall mounted period style heated chrome towel rail radiator. Opaque uPVC double glazed window to the side elevation. Part tiled walls.

Outside, the front of the property is approached via a block paved driveway providing ample off street parking with adjacent landscaped Garden. To the rear of the property, it enjoys a lovely private lawned garden with deep well established borders surrounding and raised decked patio area.

Always popular houses!

Approx Gross Floor Area = 1141 Sq. Feet  
= 106.1 Sq. Metres

