



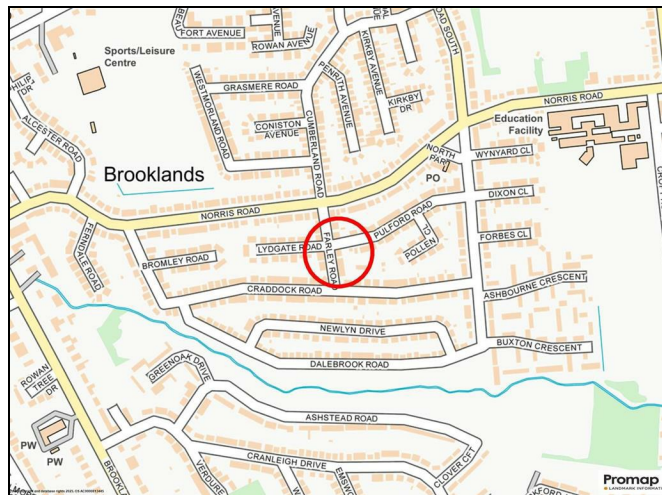
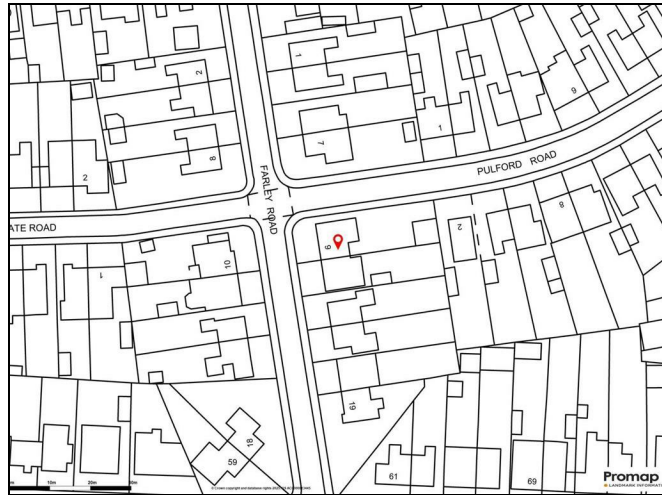
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INDEPENDENT ESTATE AGENTS

# location



## energy efficiency

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

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.

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INDEPENDENT ESTATE AGENTS

## 9 Farley Road Sale, M33 3LN



**AN IMPRESSIVE LARGE, COMPREHENSIVELY EXTENDED, FOUR DOUBLE BEDROOMED SEMI DETACHED WHICH OFFERS SUPERB FAMILY ACCOMMODATION. IDEAL LOCATION FOR SCHOOLS INC BROOKLANDS AND SALE GRAMMAR. GREAT GARDENS. DETACHED DOUBLE GARAGE.**

**Hall. WC. Lounge. Dining Room Sitting Room. Study. Breakfast Kitchen. Utility. Four Bedrooms. Two Bath/Shower - One En Suite. Driveway Parking. Detached Garage. Good sized rear Garden. Energy Rating:**

**CONTACT SALE 0161 973 6688**

**£575,000**

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Bedroom Four, having a uPVC double glazed window to the rear elevation overlooking the Gardens.

The Family Bathroom is fitted with a contemporary white suite with chrome fittings comprising of panelled enamelled bath, separate shower cubicle with electric shower, WC and wash hand basin. Wall-mounted, heated, polished chrome towel rail radiator. Opaque, uPVC double glazed window to the rear elevation. Polished tiled floor. Tiled walls.

Outside, the property enjoys a lovely corner position approached via a wide driveway providing ample parking. There is a gate at the side leading to the rear.



There is an excellent sized private rear garden mostly laid to lawn with block paved patio. There us a gate at the back of the garden leading to an additional driveway and Double Garage accessed from Pulford Road

A wonderful family home!

- LEASEHOLD PROPERTY - 999 YEAR LEASE FROM 3 JULY 1936 - 910 YEARS REMAIN - END OF LEASE - 3 JULY 2935 - GROUND RENT - £5
- COUNCIL TAX BAND - D



An impressive, comprehensively extended, Four Double Bedroomed extended Semi-Detached which offers superb Family Accommodation.

The location is always popular, being zoned for Brooklands Primary School and within an easy reach of the Metrolink and Sale Grammar School.

The enhanced living space now provides three reception rooms, Study and Breakfast Kitchen to the Ground Floor, whilst there are Four Bedrooms to the First Floor - One with an En Suite Shower Room.

In addition to the Accommodation, there is ample Driveway Parking, Detached Double Garage and a good-sized, Private rear Garden.

The property also has solar panels installed and also an electric car charger fitted.

An internal viewing will reveal:

Entrance Porch, having a uPVC double glazed front door. Opaque, uPVC double glazed inner door through to the Entrance Hallway.

Entrance Hall, having a spindled staircase rising to the First Floor. Doors then provide access to the Ground Floor WC, Lounge and Sitting Room with a further opaque glazed door to the Inner Hallway.

Sitting Room. A well-proportioned Reception Room, having a uPVC double glazed bay window to the front elevation. Coved ceiling.

Lounge. Another good-sized Reception Room, having a uPVC double glazed, angled bay window to the rear elevation providing views over the Gardens. Coved ceiling.

Rear Hallway, having doors providing access to the Kitchen, Dining Room, Utility Room and Study.

Study, having a set of uPVC double glazed French doors opening out to the rear Garden.

Dining Room. Another excellent sized Third Reception Room, having a uPVC double glazed window to the front elevation. Parquet wood flooring.

Breakfast Kitchen fitted with an extensive range of gloss-finish base and eye-level units with oversized chrome handles and worktops over with inset, one and a half bowl stainless steel sink unit with 'Spray' mixer tap. Built-in, stainless steel fronted double oven with five ring gas hob and oversized extractor hood over. Integrated dishwasher. Integrated fridge freezer. uPVC double glazed window to the rear elevation providing views over the Garden and an opaque, uPVC double glazed door opens to outside. Tiled floor. Inset spotlights to the ceiling.

Utility Room, having fitted worktops with space and plumbing beneath suitable for a washing machine and dryer. Wall-mounted, gas central heating boiler. Opaque, uPVC double glazed window to the side elevation.

First Floor Landing, having a spindled balustrade to the return of the staircase opening. Loft access point. Doors then open to the Four Bedrooms and Family Bathroom.  
Bedroom One. An impressive, large Double Bedroom, having a uPVC double glazed window to the front elevation. Door through to the En Suite Shower Room.

En Suite Shower Room, fitted with a suite comprising of enclosed shower cubicle with thermostatic shower, fitted Bathroom cabinets with vanity sink unit and WC. Wall-mounted, heated, polished chrome towel rail radiator. Polished tiled floor. Tiled walls. Opaque, uPVC double glazed window to the front elevation.

Bedroom Two. Another good Double Bedroom, having a uPVC double glazed bay window to the front elevation.

Bedroom Three, having a uPVC double glazed, angled bay window to the rear elevation overlooking the Gardens. Picture rail surround.

