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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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£815,000

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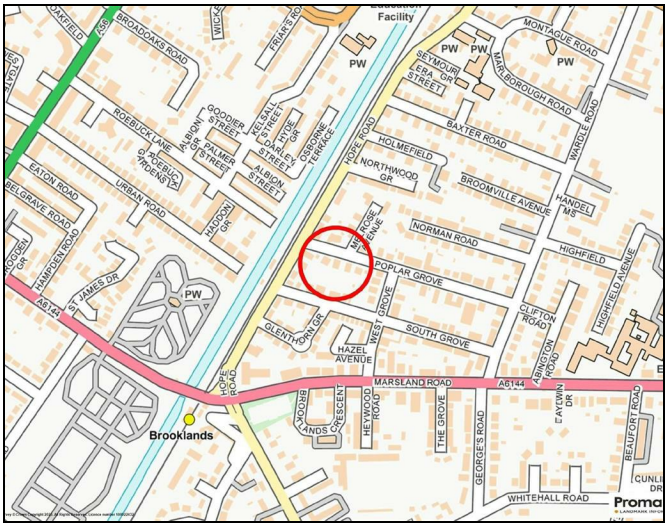
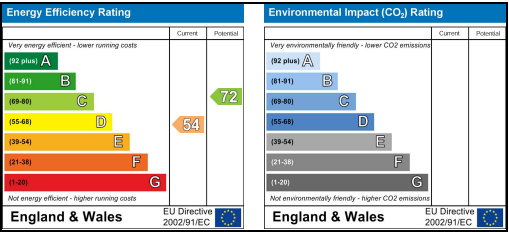
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# energy efficiency

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



# overview

**\*\*BEST AND FINAL OFFERS IN WRITING BY FRIDAY 13TH JUNE AT 5PM\*\***

AN IMPRESSIVE LARGE FOUR BEDROOMED PERIOD SEMI DETACHED WITH OVER 2500 SQFT OF ACCOMMODATION OVER FOUR FLOORS INCLUDING FULL UNCONVERTED CELLARS. DRIVEWAY PARKING. GORGEOUS ESTABLISHED GARDEN. VERY POPULAR LOCATION FOR SCHOOLS AND TOWN CENTRE.

Hall. Three Reception Rooms. Stylish Kitchen. WC. Three Chamber Cellars. Four Dbl Bedrooms. Two Bath/Shower - One En Suite. Driveway Parking. Established rear Garden.

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**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

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An impressive, large, Four Bedroomed, Period Semi-Detached with over 2500 sqft of Accommodation over Four Floors including full Three Chamber Unconverted Cellars.

The location has always been popular, being within a short distance of the Town Centre, Metrolink and several of the popular schools including Sale Grammar.

Internally, there are excellent-sized rooms throughout, many original features including: coved ceilings, pitched skirting boards, stripped wooden floors, picture rails and sash windows.

The property has been tastefully upgraded and improved, including: re-fitted Kitchen and Bathrooms and neutral re-decoration.

In addition to the Accommodation, there is Driveway Parking to the front and a lovely established Garden to the rear.

An internal viewing will reveal:

Entrance Porch with glazed double doors. Step-up to an original panelled door with stained and leaded glass.

Hallway. An impressive, large Entrance to the property, having panelled doors to the Lounge, Dining Room, Breakfast Room, WC and Cellars. Spindled staircase rises to the First Floor. Coved ceiling. Dado rail. Reproduction, period-style radiator.

Lounge. An impressive, large Reception Room, having a wide-angled, three-section, bay window with sash windows. Additional window to the side. Deep-coved ceiling. Stripped wooden floors. 'Flavel', cast iron, woodburning stove.

Dining Room. Another excellent-sized Reception Room, having a wide-angled, three section bay window with sash windows. Stripped wooden floor. Fireplace feature. Coved ceiling. Picture rail surround.

Breakfast Room. A superb Third Reception Room, having a set of French doors opening to the side. Exposed brick chimney breast with cast iron stove. Stripped wooden floors. Inset spotlights. Opening to the Kitchen.

The Kitchen is fitted with an extensive range of modern base and eye-level units with chrome handles and worktops over with inset, stainless steel sink unit. Built-in, AEG electric double oven with five ring gas hob and extractor over. Integrated dishwasher. Ample space for a large fridge freezer. Windows to the side. Door opens to the Gardens.

WC. Re-fitted with a contemporary suite, comprising of: low-level WC, vanity sink unit. Part-tiled walls. Tiled floor. Window to the side.

Lower Ground Floor -

The Cellars consist of Three large Chambers which provide a wonderful amount of storage space and offers scope for future conversion subject to any permissions.

First Floor Landing, having a spindled balustrade to the return of the staircase opening. A further spindled staircase rises to the Second Floor. Coved ceiling. Panelled doors then provide access to Three of the Bedrooms and Family Bathroom.

Bedroom One. A magnificent, large Double Bedroom, having three sash windows to the front. Coved ceiling. Pitched skirting boards. Sliding door to the En Suite Shower Room.

En Suite Shower, re-fitted with a contemporary design suite, comprising of: large, enclosed shower cubicle with thermostatic shower, low-level WC, vanity sink unit. Wall-mounted, heated chrome towel rail. Tiled floor. Tiled walls.

Bedroom Three. A good-sized Double Bedroom, having two sash windows to the side elevation. Stripped wooden floors. Coved ceiling. Picture rail.

Bedroom Four. Another good-sized Bedroom, having a sash window to the rear elevation providing views over the Garden. Built-in wardrobe. Picture rail.

The Bathroom has been re-fitted with a contemporary suite, comprising of: tiled panelled bath with central chrome mixer taps and thermostatic shower over and fitted glass shower screen, WC, wall-hung vanity sink unit. Wall-mounted, heated, chrome towel rail. Opaque sash window to the side elevation. Tiled floor. Tiled walls. Inset spotlights to the ceiling.

Second Floor Landing, having a spindled balustrade to the return of the staircase opening. Skylight window to the rear. Panelled doors then provide access to Bedroom Two.

Bedroom Two. Another excellent-sized Double Bedroom, having a window to the side. Velux window to the front. Picture rail surround.

Outside, the property is approached via a Driveway; there is then a timber gate at the side leading to the Gardens and Garage storage.

To the rear, the property enjoys a lovely, enclosed rear Garden, having a paved and decked Patio at the side of the property leading to the lawned Garden with well-established borders.

A wonderful Family Home!

- Freehold
- Council Tax Band - E

