



HALE OFFICE:

212 ASHLEY ROAD, HALE,  
CHESHIRE WA15 9SN  
TEL: 0161 941 6633  
FAX: 0161 941 6622

Email: hale@watersons.net

SALE OFFICE:

91-93 SCHOOL ROAD, SALE,  
CHESHIRE M33 7XA  
TEL: 0161 973 6688  
FAX: 0161 976 3355

Email: sale@watersons.net



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# 10 Park House Drive

Sale, M33 2HF

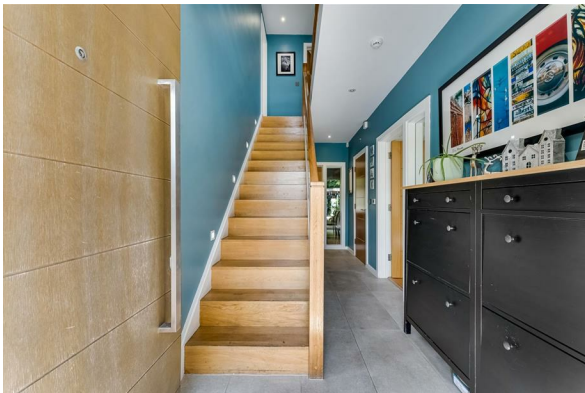
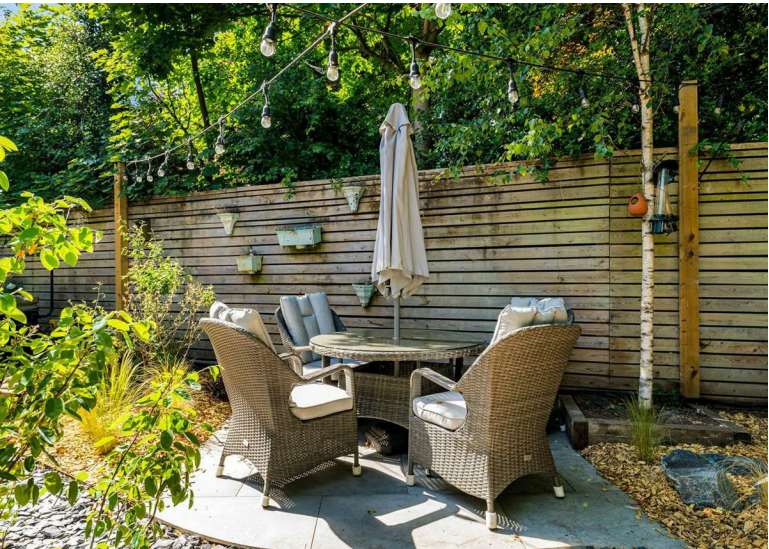
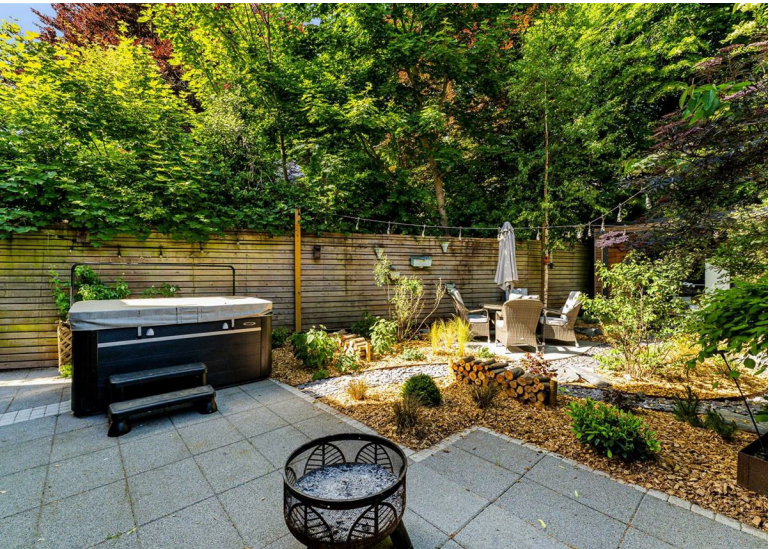


£950,000

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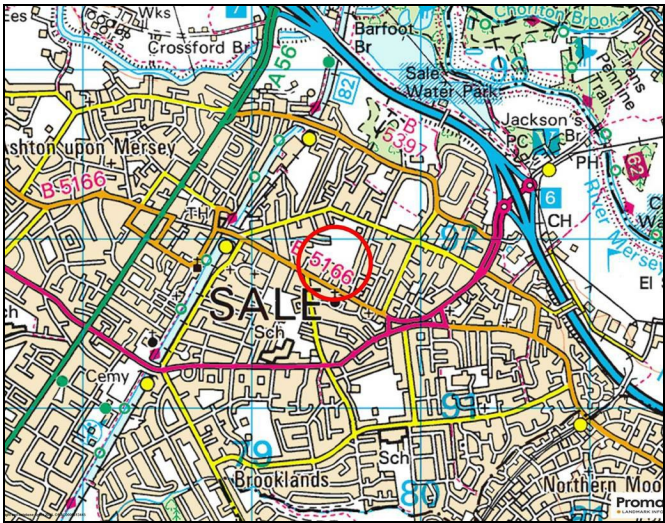
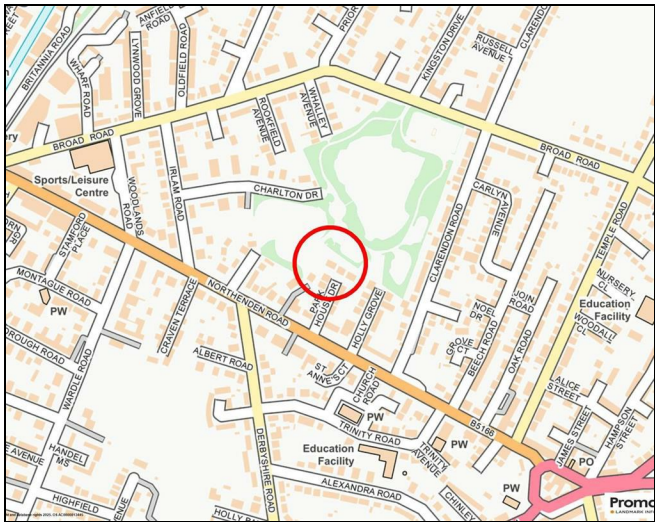
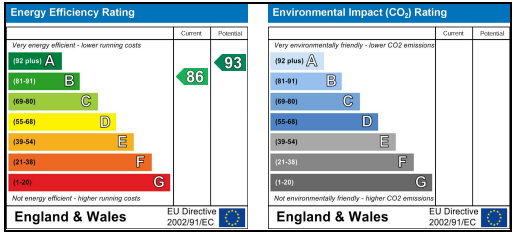
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# energy efficiency

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



# overview

A STUNNING FIVE BEDROOMED CONTEMPORARY SEMI DETACHED, BEING THE LARGEST DESIGN AVAILABLE ON THIS FABULOUS 'ALTIN HOMES' DEVELOPMENT. HIGH SPEC FITTINGS THROUGHOUT. GARDEN ROOM OFFICE/DEN. AMPLE DRIVEWAY PARKING. PRIVATE GARDENS BACKING ONTO WORTHINGTON PARK.

Porch. Hall. Lounge. Large open plan living dining kitchen. WC. Five Bedrooms. Three Bath/Shower - Two En Suite. Ample Parking. Established private gardens. Integral Garage/Utility.

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

A Stunning, Contemporary Five Bedroomed Semi-Detached, being the largest design, on the the luxury 'The Place' Development by Altin Homes.

Constructed in 2017, Altin Homes are renowned for their design, creativity and craftsmanship which blended together produce some of the finest homes in South Manchester.

The location is ideal being within a short distance of the Town Centre, open space of Worthington Park, Metrolink and several of the popular schools including Sale Grammar.

In addition to the Accommodation, there is ample Driveway Parking to the front and a lovely established private Garden to the rear which backs onto Worthing Park along with a superb Garden Room Office/Den.

An internal viewing will reveal:

Covered Porch with oversized Contemporary front door.

Hallway. Having doors opening to the WC, Sitting Room and Open plan Dining Kitchen. Oak and galss staircase rising to the first floor. Tiled floor.

Hallway. Doors open to the Ground Floor WC, Sitting Room, Open Plan Living Dining Kitchen, useful understairs storage cupboard and integral garage.  
Ground Floor WC. Fitted with enclosed system WC. Wall hung wash hand basin. Tiled floor. Part tiled walls.

Sitting Room. A well proportioned reception room having two floor to ceiling height windows to the front elevation. Wood flooring.

Open Plan Living Dining Kitchen. A superb large family Kitchen with plenty of space for a table and sofas. The room has a set of three pane bi folding doors opening out onto the rear garden plus a virtually floor to ceiling height uPVC double glazed windows to the rear overlooking the Gardens. Continuation of the tiled flooring.  
The Kitchen, by Siematic, is fitted with an extensive range of handleless and base and eye level units with Silestone worktops over and inset sink unit with mono block mixer tap. Built in stainless steel fronted double oven with five ring as hob. Integrated fridge freezer and dishwasher.

First Floor Landing. Having doors opening to the Four of the Bedrooms, Family Bathroom and useful storage cupboard. uPVC double glazed window to the front elevation. Oak and glass balustrade to return the staircase opening. There is also a laundry cupboard with fittings for separate washer and dryer. Further staircase rising to the Second Floor.

Bedroom Two. An excellent sized double bedroom having a three quarter height uPVC double glazed window to the rear elevation. Built in wardrobes to one wall. Door through to the En Suite Shower Room.

En Suite Shower Room. Fitted with a suite comprising of large walk in shower enclosure with thermostatic shower and drench shower head. Enclosed system WC. A large fitted wall mounted bathroom cabinet with sink unit. Tiled floor. Part tiled walls. uPVC double glazed window to the rear elevation.

Bedroom Three. Having a part full height uPVC double glazed window to the front elevation. Built in wardrobes to one wall.

Bedroom Four. Having a three quarter height uPVC double glazed window to the front elevation.

Bedroom Five. Having a three quarter height uPVC double glazed window to the rear elevation overlooking the Gardens. Built in wardrobes with sliding doors.

Family Bathroom. Fitted with a contemporary white suite with chrome fittings comprising of double ended tiled panelled bath with wall mounted taps and shower mixer attachment. Enclosed system WC. Wall hung wash hand

basin. Large walk in shower enclosure. Tiled floor. Part tiled walls.

Second Floor Landing. Door opens to Bedroom One.

Bedroom One. An impressive large master bedroom suite having a uPVC double glazed window to the rear elevation overlooking the Gardens. A further shaped angled bay window to the front elevation with attractive plantation shutters. Door through to the En Suite Shower Room.

En Suite Shower Room. Fitted with a contemporary white suite with chrome fittings comprising of large walk in wet room style shower enclosure with thermostatic shower. Vanity sink unit. Enclosed system WC. Tiled floor. Part tiled walls. Wall mounted towel rail radiator.

Outside the property enjoys one of the larger plots in the development with ample off street parking on a large block paved driveway. Car electric charging point. There is then a gate to the side of the property leading down to the Rear Gardens. There is an integral Garage with electronically operated door.

To the rear of the property, it enjoys a lovely landscaped garden with paved patio areas alongside well established borders of shrubs and trees making it feel extremely private.

To the back of the garden there is a superb Garden Room Office which has twin sliding patio doors to the front perfect as a home office, gym or den! This is fully serviced with heating and fast internet that can be easily adapted for a number of alternative uses, allowing a very flexible space.

Contemporary living at its best!

