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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

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# 14 Thorold Grove

Sale, M33 2FN



£485,000

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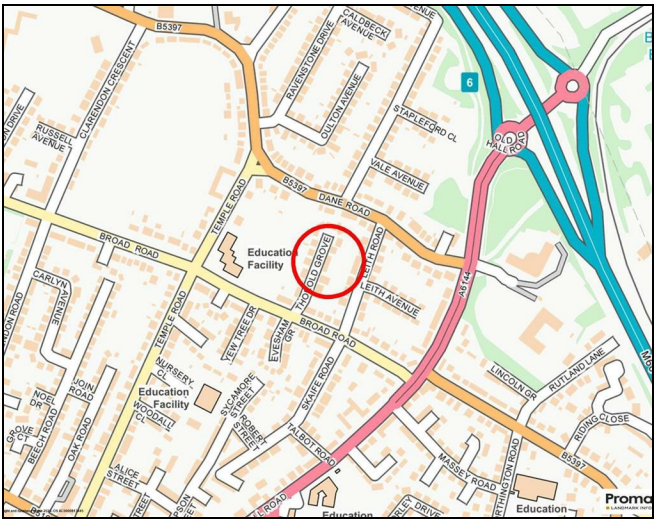
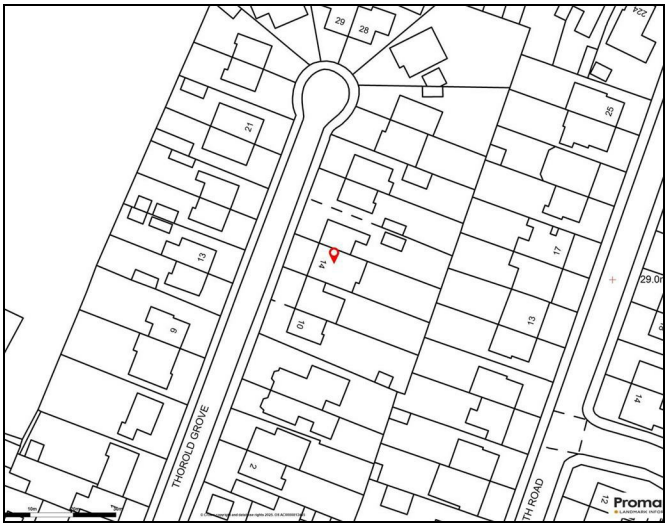
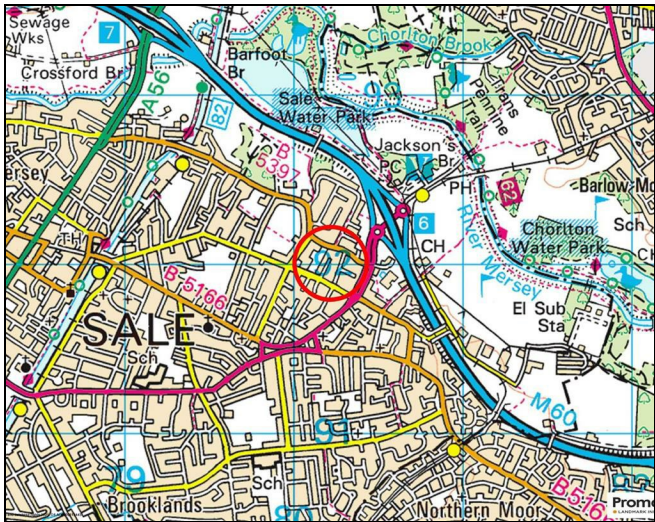
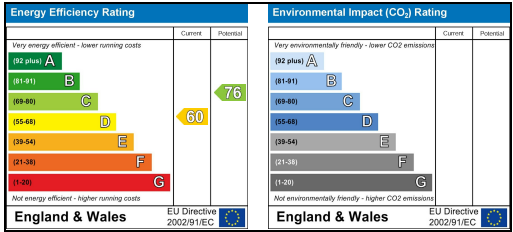
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# energy efficiency

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



# overview

AN IMPRESSIVE, COMPREHENSIVELY EXTENDED AND UPGRADED, THREE BEDROOMED SEMI DETACHED. WONDERFUL LARGE OPEN PLAN LIVING DINING KITCHEN WITH BI FOLD DOORS. POPULAR CUL DE SAC PERFECT FOR SEVERAL OF THE LOCAL SCHOOLS.

Hall. Lounge. Open plan Living Dining Kitchen. Study. Utility Room. WC. Three Bedrooms. Bathroom. Ample Driveway Parking. Integral Garage. Beautiful private rear garden.

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 extended and upgraded, Three Bedroomed Semi-Detached which offers excellent family accommodation.

The location is ideal, being on this popular cul de sac close to several of the popular Schools, Metrolink, Sale and Sale Moor Village.

The whole property has undergone a huge transformation including a full-width and part side extensions which has a vaulted ceiling, Velux windows and bi-folding doors opening to the Garden.

In addition to the Accommodation, there is ample Driveway Parking and a beautiful landscaped, rear Garden.

An internal viewing will reveal:

Entrance Porch, having a uPVC double glazed front door. Leaded, opaque, uPVC double glazed door opens to the Hallway.

Entrance Hall, having a spindled staircase rising to the First Floor. Doors then open to the Open Plan Living Dining Kitchen and Lounge. A further door provides access to useful understairs storage cupboard.

Lounge. An excellent-sized Reception Room, having a uPVC double glazed, deep-sill, bow window to the front elevation. Opening to the Open Plan Living Dining Kitchen. The Kitchen itself is fitted with an extensive range of handleless base and eye-level units with worktops over and inset sink unit with mixer tap. Built-in 'Neff' electric oven with integrated 'Neff' microwave oven beneath. Integrated fridge freezer and dishwasher. Induction hob with extractor hood over. The room has a vaulted ceiling with two skylight Velux windows. Inset spotlights. Sliding door through to the Utility Room.

Utility Room fitted with a range of base units with space beneath suitable for a washing machine and dryer. Wall-mounted, 'Worcester' gas central heating boiler. Opaque, uPVC double glazed window to the side elevation. Doors then provide access to the Study, Ground Floor WC and Garage.

Study. A useful additional room, perfect as a Home Office, having a uPVC double glazed window to the rear elevation providing views over the Garden. Vaulted ceiling with inset spotlights.

Ground Floor WC fitted with a low-level WC. Corner vanity sink unit.

First Floor Landing, having an opaque, uPVC double glazed window to the Half Landing. Spindled balustrade to the return of the staircase opening. Loft access point. Doors then open to the Three Bedrooms and Bathroom.

Bedroom One. A well-proportioned Double Bedroom, having a uPVC double glazed window to the rear elevation providing lovely views over the Gardens. Coved ceiling.

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

Bedroom Three, having a uPVC double glazed window to the front elevation. Coved ceiling.

A stylish Bathroom, re-fitted with a contemporary white suite with chrome fittings and comprises of freestanding, double-ended, deep panelled bath with wall-mounted mixer taps, separate double width shower enclosure with thermostatic shower, twin drawer vanity sink units and WC. Opaque, uPVC double glazed window to the side elevation. Wall-mounted, heated, polished chrome towel rail radiator. Inset spotlights to the ceiling.

Outside to the front the property has driveway parking which then leads to the Garage.

To the rear the property enjoys a really good sized garden, broadly South Easterly facing and mostly laid to lawn with decked patio and established borders surrounding.

A superb family home!

Approx Gross Floor Area = 1288 Sq. Feet  
= 119.7 Sq. Metres

