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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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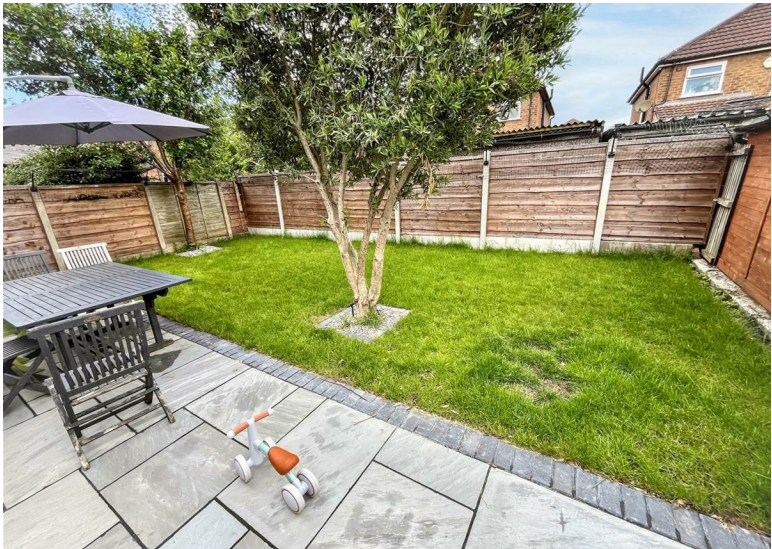
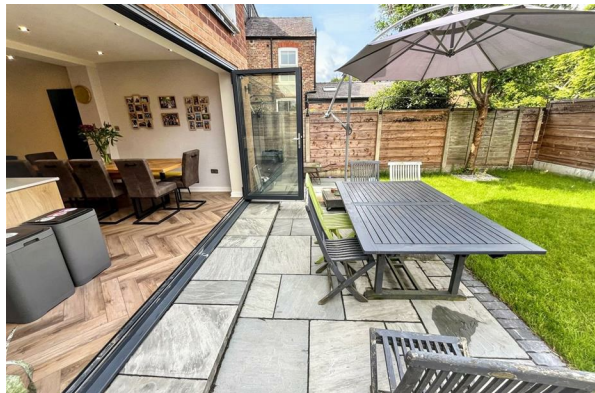
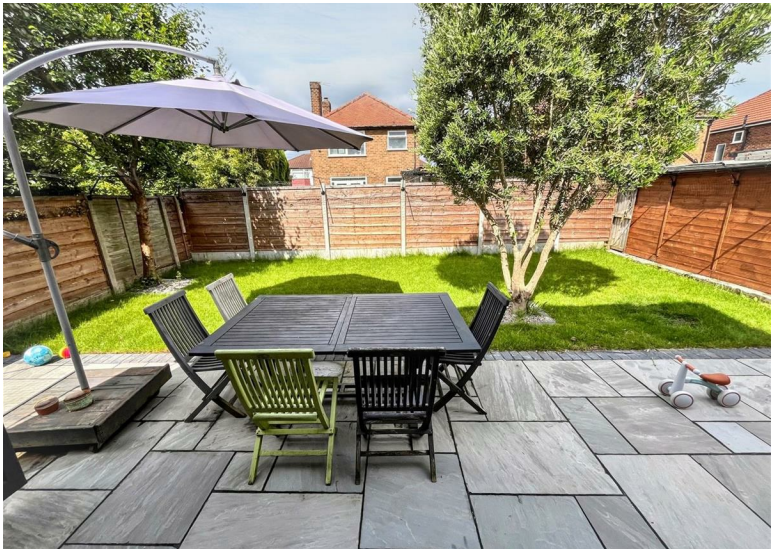


£550,000

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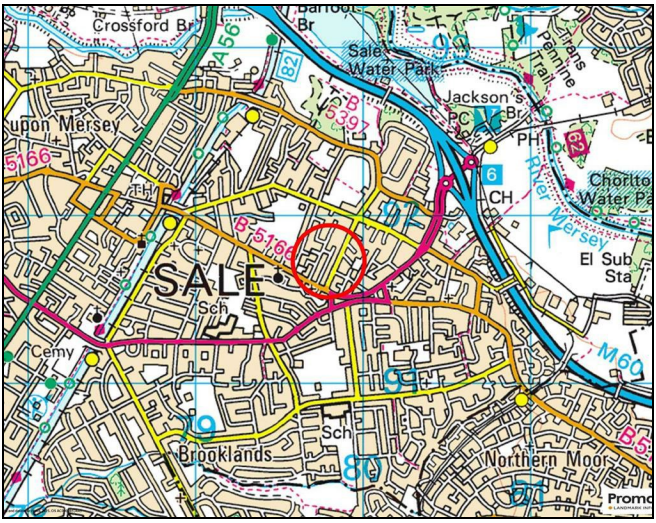
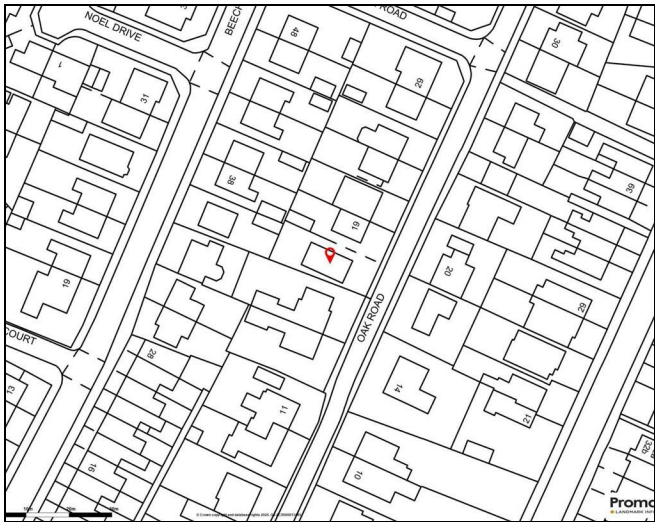
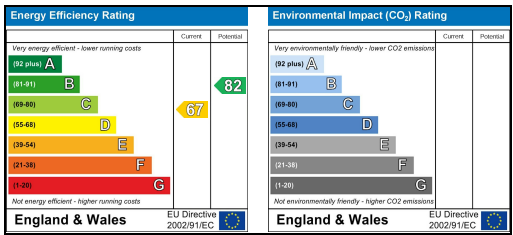
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# energy efficiency

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



# overview

A STUNNING, COMPREHENSIVELY UPGRADED AND EXTENDED, THREE BEDROOMED DETACHED FAMILY HOME. HIGH SPEC FITTINGS. HUGE BED 1 WITH EN SUITE. FANTASTIC OPEN PLAN LIVING DINING KITCHEN WITH BI FOLD DOORS. AMPLE PARKING. PRIVATE REAR GARDEN. PERFECT LOCATION FOR SCHOOLS/TOWN CENTRE.

Porch. Hall. WC. Sitting Room. Superb open plan living dining kitchen. Three Bedrooms. Two Bath/Shower, one En Suite. Ample driveway parking. Established 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

A stunning, comprehensively upgraded and extended, Three Bedroomed Detached which offers fantastic family accommodation.

The property has been transformed with a two storey rear extension, complete refurbishment, high specification Contemporary kitchen and bathroom fittings and external landscaping.

The location is ideal being close to the Town Centre, Sale Moor village, several of the local Schools and the open space of Worthington Park.

In addition to the Accommodation, there is ample Driveway Parking and a lovely private rear garden.

An internal viewing will reveal:

Entrance Porch, having a contemporary, opaque, glazed front door. Further panelled door through to the Entrance Hallway.

Entrance Hall, having a staircase rising to the First Floor. uPVC double glazed window to the side elevation. Doors then open to the Sitting Room and Open Plan Living Dining Kitchen. A further door provides access to the Ground Floor WC.

Ground Floor WC fitted with a low-level WC. Space-saver wash hand basin. Opaque, uPVC double glazed window to the side elevation.

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

A fantastic, large, spacious Open Plan Living Dining Kitchen, perfect for modern family living. The room has a set of four-paned bi-folding doors opening out to the rear Garden. The Kitchen itself is fitted with an extensive range of gloss-finish, handleless base and eye-level units with Quartz worktops over incorporating a matching large island units which doubles-up as a Breakfast Bar. Inset sink unit with mixer tap. There is a range of integrated appliances including a double oven, microwave oven, dishwasher, washing machine and fridge freezer. Extensive spotlighting throughout.

First Floor Landing, having an opaque, uPVC double glazed window to the Half Landing. Doors then provide access to the Three Bedrooms and Family Bathroom.

Bedroom One. A fabulous, large extended Master Bedroom, having a part-vaulted ceiling with skylight Velux window. Additional, uPVC double glazed window to the side. There are uPVC double glazed French doors opening out onto a glass and steel Juliette Balcony overlooking the Gardens. Door through to the En Suite Shower Room.

En Suite Shower Room fitted with a contemporary white suite comprising of large, wet room-style walk-in shower with thermostatic shower, wall-hung, twin drawer vanity sink unit and WC. Vaulted ceiling with skylight Velux window. Wall-mounted, heated towel rail radiator.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed, angled bay window to the front elevation. Inset spotlights to the ceiling. Built-in wardrobes.

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

The Family Bathroom has been refitted with a contemporary white suite comprising of panelled bath with thermostatic shower over and fitted glass shower screen, wall-hung, twin drawer vanity sink unit and WC. Opaque. uPVC double glazed window to the side elevation. Wall-mounted, heated towel rail radiator. Inset spotlights to the ceiling.

Outside, to the front, the property is approached via a re-laid, block-paved driveway providing ample off street parking; this continues down the side of the property and via a timber gate to the rear Garden.

To the rear, there is a lovely enclosed West facing Garden with full-width paved patio area leading onto the main area of lawn. Beautiful, established olive tree and fruit bearing Victoria plum tree

Perfect for modern family living!

Approx Gross Floor Area = 1196 Sq. Feet  
= 111.2 Sq. Metres

