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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£650,000

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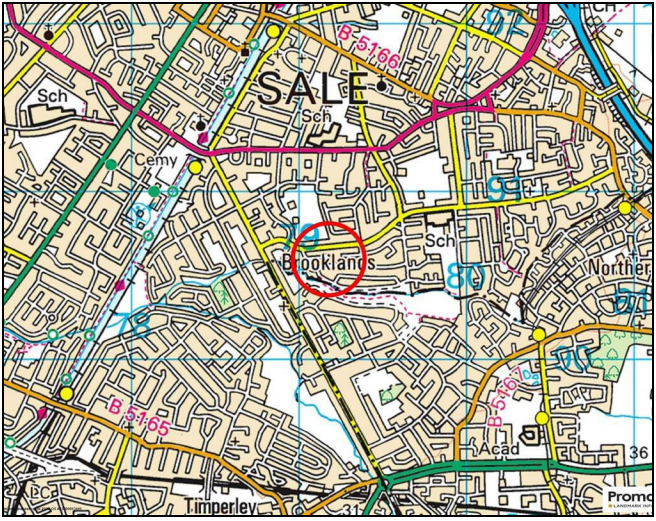
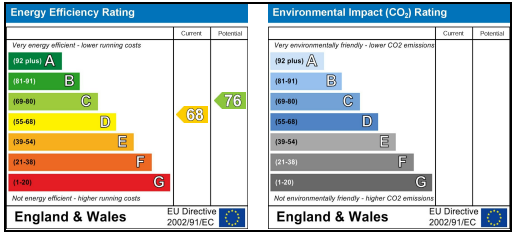
WATERSONS

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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, FOUR/FIVE BEDROOMED SEMI DETACHED WHICH OFFERS OVER 1600 SQFT OF ACCOMMODATION. LOVELY CUL DE SAC CLOSE TO SCHOOLS INC BROOKLANDS PRIMARY. THREE RECEPTION ROOMS. SOUTH FACING GARDENS.

Hall. Three Reception rooms. Extended Breakfast Kitchen. Utility + WC. Five Bedrooms one currently a dressing room. Two Bath/Shower - One En suite. Driveway. Sth facing gardens. Energy Rating:

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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

A fabulous large, comprehensively extended and refurbished, Four/Five Bedroomed Semi-Detached which enjoys over 1600 sqft of Accommodation.

The location is always very popular, on a lovely cul de sac perfect for Brooklands Primary School and within an easy reach of the Metrolink and Sale Grammar School.

Internally, there is a superb amount of room for a growing family especially to the Ground Floor having three Reception rooms and a Large Kitchen.

The property has a stylish modern interior as well as Contemporary Kitchen and Bathroom fittings.

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

An internal viewing will reveal:

Ground Floor Entrance Porch. Having a leaded uPVC double glazed front door with step up to further door through to the Entrance Hallway.

Entrance Hall. Having spindle staircase rising to the First Floor. Doors then provide access to the Lounge, Dining Room and Family Room.

Family Room. An excellent sized reception room having a uPVC double glazed windows to the front and side elevation.

Dining Room. A well proportioned reception room having a uPVC double glazed angled bay window to the front elevation.

Lounge. A superb large extended reception room having a uPVC double glazed window to the rear elevation overlooking the Gardens. Attractive fireplace feature to the chimney breast. Door through to the Breakfast Kitchen.

Breakfast Kitchen. A fabulous family extended kitchen fitted with an extensive range of base and eye level units with worktops over incorporating a large oversized island unit which doubles up as a breakfast bar. The room has a set of uPVC double glazed doors leading to outside and a uPVC double glazed window to the side elevation. The kitchen has a whole host of appliances to include six ring gas hob, twin ovens, steam oven, microwave oven, warming drawer, dishwasher and fridge freezer. Door to the utility room.

Utility Room. Fitted with worktop and wall mounted units and space beneath suitable for a washing machine and a dryer. High capacity Worcester gas central heating boiler. uPVC double glazed door opens to the outside. Tiled floor. Door through to the Ground Floor WC.

Ground Floor WC. Fitted with a low level WC. Corner wall hung wash hand basin. WC. Opaque uPVC double glazed window to the side elevation. Continuation of the tiled floor.

First Floor Landing. Having a spindle balustrade to return the staircase opening. Doors then provide access to the Four Bedrooms and Family Bathroom. Large Loft access point with pulldown ladder.

Bedroom One. A superb large double bedroom having a uPVC double glazed window to the front elevation. Doors then provide access to the En Suite Shower Room and Walk in Dressing Room.

Dressing Room or Bedroom 5. Currently used as a dressing room but could easily be turned into a fifth bedroom having a uPVC double glazed window to the front elevation.

En Suite Shower Room. Fitted with a suite comprising of double width shower enclosure with thermostatic shower. Wall hung wash hand basin. WC. Opaque uPVC double glazed window to the side elevation. Inset spotlights to the ceiling.

Bedroom Two. Another good sized double room having a uPVC double glazed window to the rear elevation overlooking the Gardens.

Bedroom Three. Having an angled uPVC double glazed bay window to the front elevation. Built in wardrobes to one wall.

Bedroom Four. Still a good sized bedroom having a uPVC double glazed window to the rear elevation.

Bathroom. Fitted with a suite comprising of deep panelled bath, separate shower cubicle with thermostatic shower. Wall hung wash hand basin. WC. Opaque uPVC double glazed window to the rear elevation. Inset spotlights to the ceiling. Wall hung polished chrome towel rail radiator.

Outside to the front there is ample parking and access down the side leading to the rear.

To the rear is a lovely South facing garden, having a paved patio leading to the main area of lawn with established borders surrounding.

A wonderful family home!

