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£650,000

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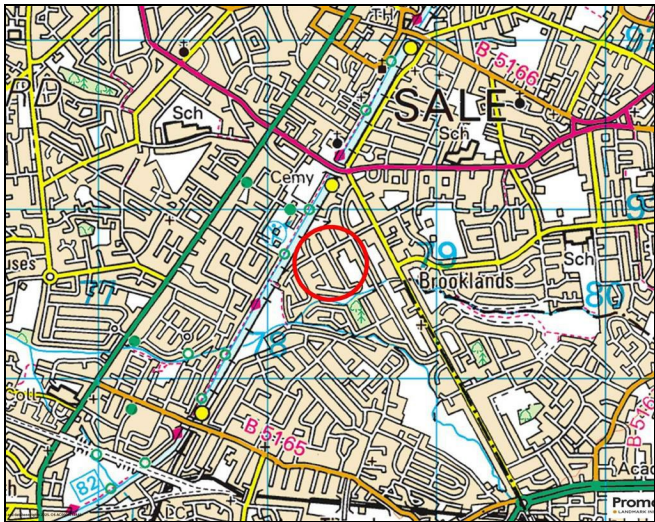
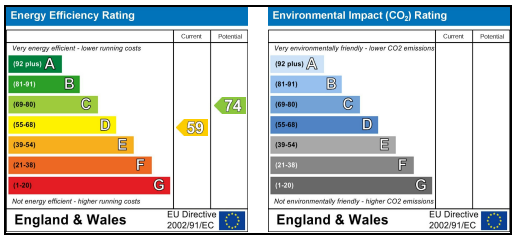
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# energy efficiency

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, LARGER THAN AVERAGE THREE BEDROOMED SEMI DETACHED IDEALLY LOCATED ON THIS VERY DESIRABLE ROAD PERFECT FOR BROOKLANDS PRIMARY. HIGH SPEC FITTINGS. STUNNING SUBSTANTIAL GARDEN ROOM/GYM+ GARAGE.

Hall. Wc. Sitting Room. Extended Lounge. Fabulous Dining Kitchen with bi fold doors. Utility. Three Bedrooms. Bathroom. Ample Parking. Landscaped gardens. Amazing Garden Room.

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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, larger than average Three Bedroomed Semi-Detached which offers excellent family accommodation.

The location really is ideal, perfect for several of the sought after schools including Sale Grammar, Ashton on Mersey and Brooklands Primary which is literally around the corner, as well as being within an easy reach of the Metrolink at Brooklands.

The property has been tastefully upgraded throughout, neutral re decoration, stylish Contemporary kitchen and Bathroom fittings. Superb extended Family Kitchen with bi fold doors, vaulted ceiling and island unit.

Within the garden is a stunning large bespoke Garden Room currently used as a gym with bi fold doors and front section used for Garage storage.

In addition to the accommodation there is ample driveway parking and a lovely enclosed landscaped rear garden.

An internal viewing will reveal:

Covered Porch with step-up to an opaque, glazed composite front door.

Entrance Hallway. A lovely Entrance into the property, having an opaque, double glazed window to the front elevation. Spindled staircase rises to the First Floor. Coved ceiling. Picture rail surround. Dado rail. Contemporary oak doors provide access to the Lounge, Sitting Room, Dining Kitchen and Ground Floor WC.

Ground Floor WC, fitted with a low-level WC and wall-hung wash hand basin.

Sitting Room. A well-proportioned Reception Room, having a wide-angled, uPVC double glazed bay window to the front elevation. Coved ceiling. fireplace feature to the chimney breast. Built-in shelving to each of the alcoves.

Lounge. A superb, extended Reception Room, having a set of three paned bi-folding doors opening out onto the rear Garden. Glass lantern to the ceiling. Attractive fireplace feature.

Dining Kitchen. A fabulous, extended Family Kitchen with plenty of space for a table. The room has vaulted ceilings with two, skylight Velux windows to the rear plus two smaller, skylight Velux windows to the side. Extensive spotlights to the ceiling. Three paned bi-folding doors open out to the gardens. Tall, vertical, double glazed window feature to the side. The Kitchen itself is fitted with an extensive range of gloss-finish base and eye-level units with polished granite worktops over incorporating a large island unit which doubles-up as a Breakfast Bar. Inset, one and a half bowl sink unit with mixer tap. Built-in, stainless steel fronted double oven with microwave oven above. Inset, Neff ceramic hob set within the island unit. Integrated dishwasher. Opening to the Utility Room.

Utility Room, having a fitted base unit with space and plumbing beneath suitable for a washing machine. Wall-mounted, Worcester gas central heating boiler.

First Floor Landing, having a leaded, opaque, uPVC double glazed window to the Half Landing. Contemporary oak doors then provide access to the Three Bedrooms and Bathroom. Picture rail surround. Loft access point.

Bedroom One. An excellent-sized Bedroom, having a uPVC double glazed, angled bay window to the front elevation. Bespoke built-in wardrobes to each of the alcoves. Coved ceiling.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the rear elevation providing views over the Garden.

Bedroom Three, a larger than average third bedroom having a uPVC double glazed window to the front elevation.

The bathroom is fitted with a contemporary white suite with chrome fittings, comprising of deep, double-ended, tiled panelled bath with central mixer taps, separate, double-width shower enclosure with thermostatic shower, wash hand basin and WC. Opaque, uPVC double glazed window to the rear elevation. Tiled floor. Part-tiled walls. Wall-mounted, heated, polished chrome towel rail radiator. Inset spotlights to the ceiling.

Outside to the front, the property has ample off street parking and a good-sized driveway.

To the rear, the property has a good, landscaped rear Garden with stone paved patio areas leading to the main area of lawn.

There is a stunning large high specification bespoke Garden Room within the gardens. The main section is currently used as a gym but would make a perfect home office or games room! This section has bi fold doors opening to the gardens as well as a vaulted ceiling . The front section is a garage store/tool shed with secure, metal double doors.

One of the best of its type!

