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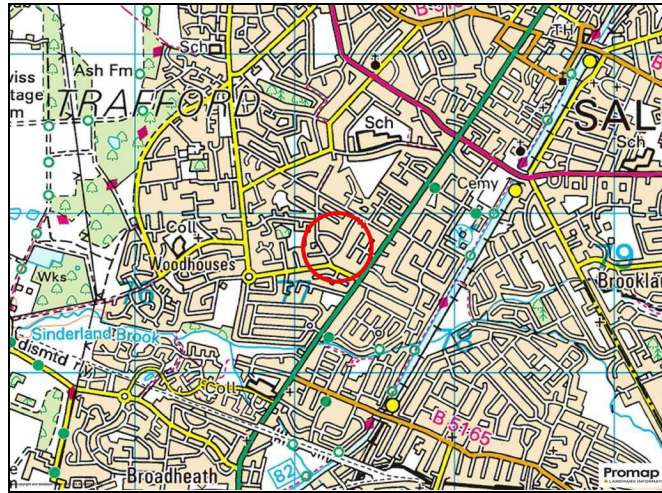
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INDEPENDENT ESTATE AGENTS

location



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

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.

www.watersons.net



INDEPENDENT ESTATE AGENTS

9 Wincham Road Sale, M33 4PN



A FABULOUS, COMPREHENSIVELY REFURBISHED TWO BEDROOMED DETACHED BUNGALOW WHICH ENJOYS A SUPERB, PRIVATE ESTABLISHED REAR GARDEN. LARGE CONVERTED LOFT ROOM. STUDY ROOM. HIGH SPEC FITTINGS. AMPLE DRIVEWAY PARKING

Porch. Hallway. WC. Lounge. Breakfast Kitchen. Two Dbl Bedrooms. Study. Bathroom. Large 26' Converted Loft room. Ample Parking. Great Gardens.

CONTACT SALE 0161 973 6688

£575,000

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in detail



A Fabulous, comprehensively extended and refurbished, Two Double Bedroomed Detached Bungalow which offers excellent accommodation.

The property enjoys a superb established plot with an excellent sized rear garden and ample driveway parking.

Internally the property has Contemporary fittings throughout and includes an impressive large Converted Loft room.

The location is ideal, being perfectly placed just off The Avenue, within an easy reach of Sale.

An Internal viewing will reveal:

Entrance Porch. Having uPVC double doors to the front with step up to an opaque glazed uPVC double glazed door through to the Entrance Hallway.

Entrance Hall. Having doors opening to the Lounge, Breakfast Kitchen, Study, Two Bedrooms and Bathroom with Separate WC. Staircase rising to the Converted Loft. Dado rail surround.

Lounge. A superb large reception room having a set of uPVC double glazed French doors opening out onto the rear garden. Two additional uPVC double glazed windows to the side elevation. Fireplace feature with gas fire.

Breakfast Kitchen. An excellent sized Kitchen refitted with an extensive range of contemporary gloss finish handless base and eye level units with worktops over and inset sink unit with mixer tap. Built in double oven with four ring ceramic hob and extractor hood over. Integrated fridge freezer. Dishwasher. Washing machine. Central island unit which doubles up as a breakfast bar. uPVC double glazed window to the rear elevation overlooking the Gardens. Gas fired imitation wood burner. Door to the side with adjacent window. Wall mounted Worcester gas central heating boiler concealed within one of the units.

Bedroom One. A well proportioned double bedroom having a uPVC double glazed square bay window to the front elevation. Built in wardrobes across one wall.

Bedroom Two. Another good double bedroom having a uPVC double glazed square bay window to the front elevation.

Bathroom. Fitted with a suite comprising of shaped panelled jacuzzi bath. Separate shower enclosure with thermostatic shower. Wall hung wash hand basin. Wall mounted polished chrome towel rail radiator. Opaque uPVC double glazed window to the side elevation. Tiled floor. Part tiled walls.

Separate WC. Fitted with an enclosed cistern wall hung WC and wall hung wash hand basin.

Study. Having a uPVC double glazed window to the side elevation. Built in wardrobe cupboards to one wall with fitted desk area and drawers.

Converted Loft Room. An impressive large space having a Velux window to the rear and two Velux windows to the side.

Outside the property has ample off street parking to the front. There are then gates at the side leading to the rear.

The garden is an excellent size, having a paved patio area leading to a large area of artificial lawn with established borders surrounding.

An impressive bungalow!



Approx Gross Floor Area = 1218 Sq. Feet
(inc. Converted Loft Room) = 113.2 Sq. Metres

