



HALE OFFICE:

212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN

TEL: 0161 941 6633

FAX: 0161 941 6622

Email: hale@watersons.net

SALE OFFICE:

91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA

TEL: 0161 973 6688

FAX: 0161 976 3355

Email: sale@watersons.net



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

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1 Greenway Close

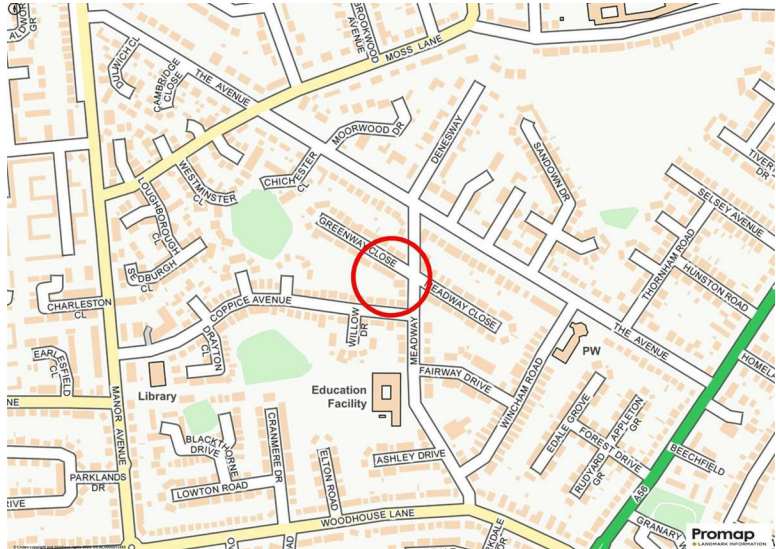
Sale, M33 4PU



£650,000

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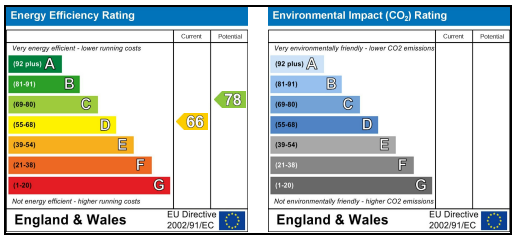


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A SUPERBLY PROPORTIONED, EXTENDED AND UPGRADED, THREE DBL BEDROOMED DETACHED WITH EXCELLENT ESTABLISHED REAR GARDEN. POPULAR CUL DE SAC PERFECT FOR SCHOOLS.

Porch. Hall. WC. Sitting Room. Large Lounge with bi folding doors. 20' Dining Kitchen. Three Dbl Bedrooms. Two Bath/Shower Rooms, One En suite. Fantastic gardens. Garage. COUNCIL TAX BAND - E

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 Superbly proportioned, comprehensively extended, Three Double Bedroomed Link Detached which benefits from two storey rear and part side extension

Greenway Close is a desirable cul de sac just off the The Avenue perfect for several of the popular Schools.

Internally the property has neutral re decoration, stripped wooden floors and modern kitchen and bathroom fittings.

In addition to the accommodation there is ample driveway parking, Garage and a lovely established private rear garden.

An Internal viewing will reveal:

Entrance Porch. Having an uPVC double glazed front door with uPVC double glazed window to the front elevation plus additional window to the side. Step up to a glazed door through to the Entrance Hallway with adjacent original leaded and stained glass window.

Entrance Hall. Having stripped wooden floors with spindle staircase rising to the First Floor with useful understairs storage cupboard. Doors then 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. Opaque uPVC double glazed window to the side elevation. Tiled floor. Part tiled walls.

Sitting Room. A well proportioned reception room having a wide angled uPVC double glazed leaded bay window to the front elevation. Stripped wooden floors. Coved ceiling.

Lounge. An impressive large reception room having a wide inglenook fireplace feature to one wall with two opaque leaded uPVC double glazed windows and a living flame gas fire. A further set of three pane bi folding doors opening out onto the Rear Garden. Stripped wooden floors. Coved ceiling.

Dining Kitchen. A wonderful large family Kitchen with plenty of space for a table. The Kitchen itself is fitted with an extensive range of white gloss finish base style of units with chrome handles and polished granite worktops over with inset one and a half bowl sink unit with mixer tap. Twin built in stainless steel fronted NEFF electric ovens with separate five ring gas hob and stainless steel and glass extractor hood over. Integrated appliances include larder fridge, freezer, dishwasher and washing machine. There is a set of uPVC double glazed French doors opening onto the rear garden plus additional uPVC double glazed windows to the side and front elevation. Inset spotlights to the ceiling.

First Floor Landing. Having a spindle balustrade to return the staircase opening. Encapsulated embedded and stained glass window to the side elevation. Doors then open to the Three Double Bedrooms and Family Bathroom. Picture rail surround. Loft access point.

Bedroom One. An excellent sized double bedroom having uPVC double glazed windows to the rear and side elevations overlooking the Gardens. Stripped wooden floors. Door through to the Shower Room.

En Suite Shower Room. Fitted with a suite comprising of double width shower enclosure with thermostatic shower. Enclosed system WC. Wash hand basin. Wall mounted polished chrome towel rail radiator. Opaque uPVC double glazed window to the side elevation. Tiled floor. Tiled walls. Inset spotlights to the ceiling.

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

Bedroom Three. Another good sized double room having an leaded uPVC double glazed angled bay window to the front elevation. Stripped wooden floors. Picture rail surround.

Bathroom. Refitted with a contemporary white suite with chrome fittings comprising of deep panelled bath with central

chrome mixer taps. Separate enclosed shower cubicle with thermostatic shower. Low level WC. Wall hung twin drawer vanity sink unit. Built in storage cupboard which also houses the gas central heating boiler. Wall mounted polished chrome towel rail radiator. Inset spotlights. Opaque uPVC double glazed window to the side elevation.

Outside the property is approached via a driveway providing ample off street parking, this then leads to the attached Garage.

To the rear the property enjoys a good sized established lawned garden, having a paved and part gravelled patio leading to the main area of lawn with borders surrounding.

A wonderful family home

