



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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35 Taunton Road  
Sale, M33 5DD



£1,350,000

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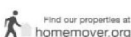


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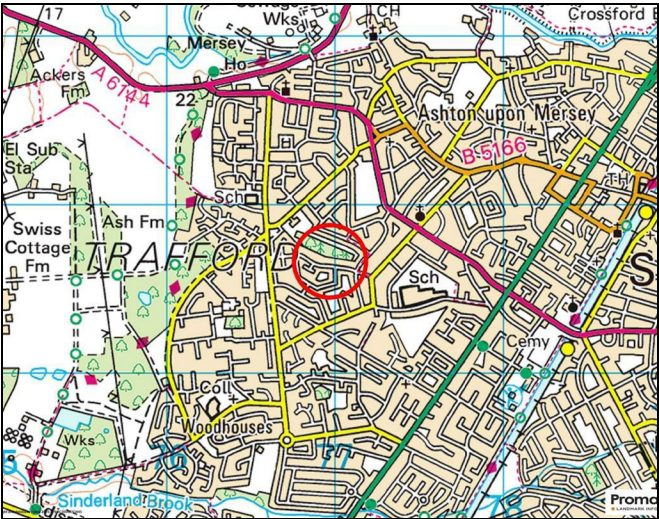
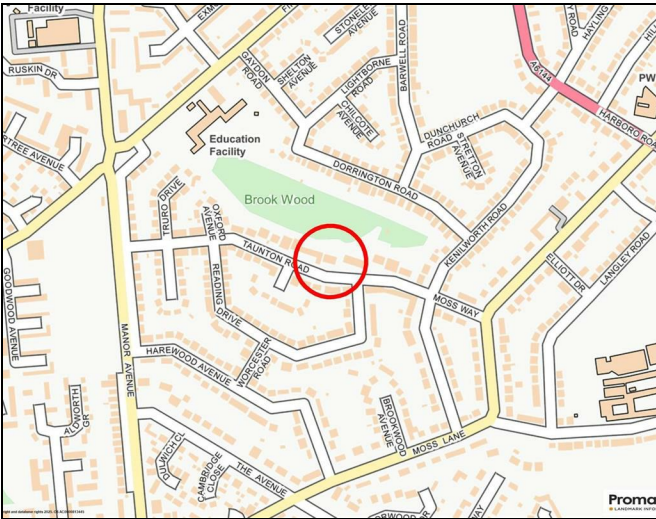
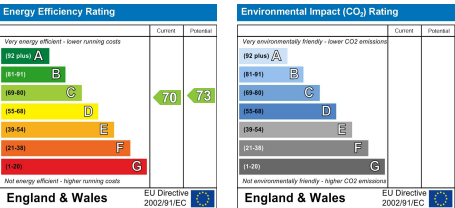


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# energy efficiency

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



# overview

AN IMPRESSIVE, INDIVIDUALLY DESIGNED, FIVE BEDROOMED DETACHED FAMILY HOME STANDING ON AN INCREDIBLE MATURE GARDEN PLOT WHICH APPROACHES ONE ACRE. VERY DESIRABLE LOCATION PERFECT FOR SCHOOLS/TOWN CENTRE. EXTENSIVE ACCOMMODATION OVER 3000 SQFT.

Large Porch. Hallway. Lounge. Dining Room. Study. GF Bedroom 5/Playroom. GF Shower room Kitchen. Sitting Room., Utility. Four double Bedrooms to the first floor. Three Bath/Shower - one En Suite. Huge Driveway. Garage. Stunning gardens! AN OUTSTANDING PROPERTY!

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**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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, individually designed, Five Bedroomed Detached family home which enjoys a magnificent garden plot extending to around One Acre.

Internally, there is over 3000 sqft of accommodation perfect for a growing family with numerous reception rooms to the ground floor along with a good sized kitchen and utility room. To the first floor there are Four Double Bedrooms along with Three Bath/Shower rooms. An additional guest Bedroom Five is located on the ground floor.

This property enjoys what has to be one of the largest plots in Sale, a combination of formal gardens and mature woodland which creates the perfect backdrop.

The location is ideal, just off Moss Lane, being one of Sale's most desirable roads, close to several of the popular schools and the Town Centre.

In addition to the Accommodation, there is extensive Driveway Parking and Integral Garage.

An internal viewing will reveal:

Entrance Porch. A fabulous, large Entrance into the property, having double glazed windows to the front and side elevations. Tiled floor. Step-up to an opaque, multi-paned inner door through to the Entrance Hallway.

Entrance Hallway. A large Entrance into the property, having doors providing access to Bedroom Five/Playroom, Ground Floor Shower Room, Study and large opening into the Lounge. Coved ceiling. Inset spotlights to the ceiling.

Bedroom Five/Playroom, having uPVC double glazed windows to the front and rear elevation. Inset spotlights to the ceiling. Coved ceiling. Perfect as a guest Bedroom or further Reception Room.

Ground Floor Shower Room fitted with s contemporary suite, comprising of double-width shower enclosure with electric shower, vanity sink unit and WC. Wall-mounted, heated towel rail radiator. Opaque, uPVC double glazed window to the rear elevation.

Study, having a set of uPVC double glazed French doors opening out onto the rear Garden.

Lounge. An excellent-sized Reception Room, having three uPVC double glazed windows to the front elevation. Part-hollowed-out chimney breast feature. Inset spotlights to the ceiling. Step-up an opening into the Dining Room.

Dining Room, having a magnificent, uPVC double glazed picture window to the rear elevation providing fabulous views over the large rear Garden. Additional uPVC double glazed window to the side. Inset spotlights to the ceiling. wood flooring. Door through to the Kitchen.

The Kitchen is fitted with an extensive range of solid wood base and eye-level units with worktops over and inset, one and a half bowl stainless steel sink unit with mixer tap. Built-in electric oven with four ring gas hob and extractor hood over. A further twin, stainless steel fronted oven with integrated freezer. Integrated larder fridge. Space and plumbing suitable for a dishwasher. Door opens to useful understairs storage cupboard. Glazed door through to the Utility Room and an opening which steps-up to the Sitting Room.

Sitting Room, having a vaulted ceiling with uPVC double glazed window to the rear offering fantastic views over the gardens. Further raised uPVC double glazed window to the front. uPVC double glazed stable-style door opens to outside. Built-in storage cupboards.

Utility Room, having fitted base and eye-level units with worktops over and inset, one and a half bowl stainless steel sink unit with mixer tap. Electric, Millet hot plate hobs. Tiled floor. Space and plumbing suitable for a washing machine and dryer. Roof lantern. Opaque glazed door through to the Integral Garage and a further opaque glazed door opens to the side Porch.

Side Porch, having a door providing access to outside and a door through to the Ground Floor WC.

First Floor Landing, having a uPVC double glazed window to the side elevation. A further uPVC double glazed window to the rear elevation overlooking the Gardens. Doors then provide access to the Four Bedrooms and Family Bathroom. There are further twin sets of double doors providing excellent storage space, plus a further door opens to another additional storage cupboard.

Bedroom One. An impressive, large Double Bedroom, having three uPVC double glazed windows to the front elevation. Built-in wardrobes across one wall. Coved ceiling.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the front elevation. Door through to the En Suite Shower Room and opening into the walk-in wardrobe.

Bedroom Three, having a uPVC double glazed window to the rear elevation providing fabulous views over the large rear Garden. Built-in wardrobe. Loft access point. Inset spotlights to the ceiling.

Bedroom Four. Another good-sized Double Bedroom, having a uPVC double glazed window to the front elevation. Built-in wardrobes with matching shelving and desk area.

Additional Shower Room, fitted with a contemporary white suite with chrome fittings, comprising of large walk-in shower enclosure with electric shower, vanity sink unit and WC. Wall-mounted, heated, polished chrome towel rail radiator.

A large Family Bathroom fitted with a suite, comprising of deep, double-ended tile panelled bath with wall-mounted mixer tap, WC, bidet, wash hand basin and separate shower enclosure with thermostatic shower. Wall-mounted heated towel rail. Opaque, uPVC double glazed windows to the rear and side elevations. Inset spotlights to the ceiling.

Outside the property is approached via a spacious driveway providing ample Parking. This then leads to the Garage, with further access down the side of the property leading to the rear.

The gardens are incredible, approaching one acre and split between established formal lawned gardens followed by a large area of mature woodland.

A wonderful family home!

