



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# Barleyfields Fairy Lane

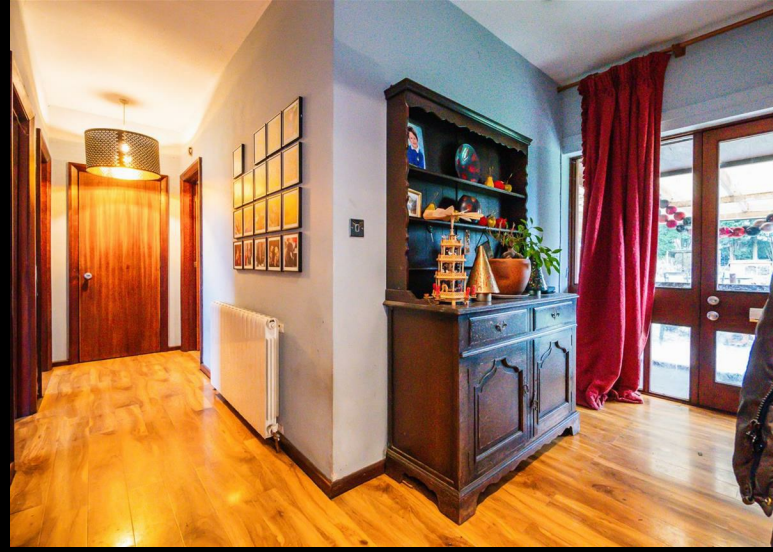
Sale, Cheshire, M33 2JT



£795,000

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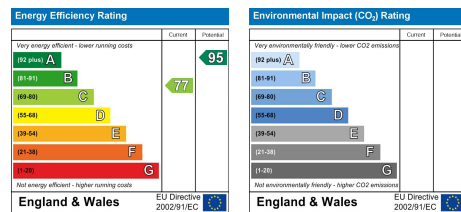


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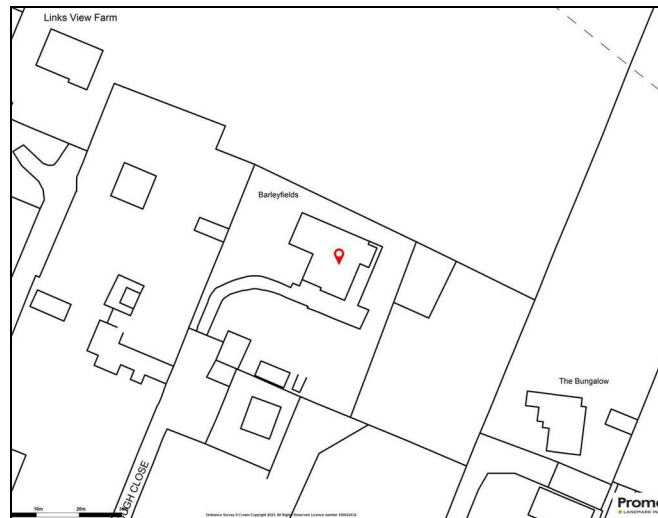
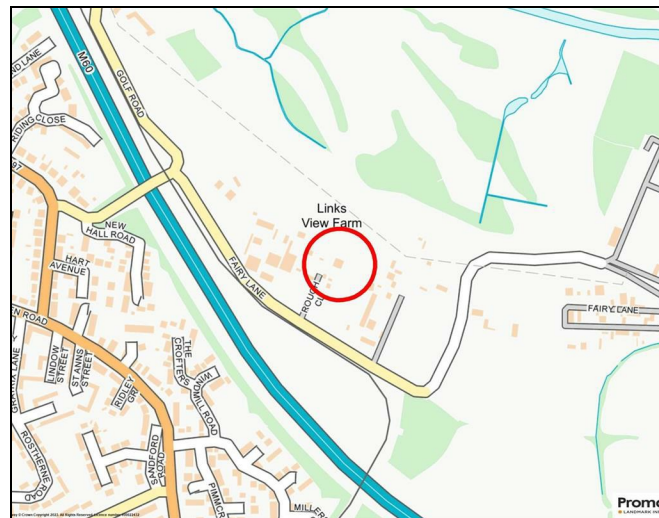
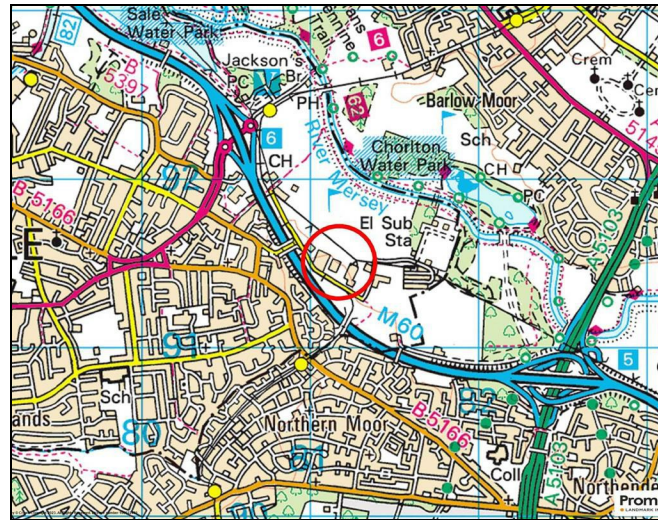


## energy efficiency

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



From our Watersons Sale office, proceed on School Road towards Hayfield St. Follow B5166 to Broad Rd then left onto Broad Rd. Turn left onto Old Hall Rd/A6144. Follow Wythenshawe Rd/B5397 to Fairy Ln and the property will be on the left.



# overview

A WONDERFUL LARGE FOUR BEDROOMED BUNGALOW SET WITHIN AN IMPRESSIVE MATURE APPROX 1.26 ACRE PLOT WHICH ENJOYS FABULOUS VIEWS OVER SALE GOLF COURSE. GREAT SCOPE TO EXTEND FURTHER. EXTENSIVE PARKING. AMAZING GARDENS.

Porch. Hall. Lounge. Breakfast Kitchen. Utility. Four good sized Bedrooms. Bathroom.

SUCH A UNIQUE PROPERTY!



# in detail

An impressive large Detached Four Bedroomed Bungalow ideally positioned down a private long driveway.

The property is situated on a substantial mature approximately 1.26 acre plot with fabulous views to the rear overlooking Sale Golf Course.

The location, just off Fairy Lane, is ideally positioned within an easy reach of the Metrolink, M60 motorway network and in catchment for some of popular local Schools.

There is lots of scope for further extensions or space to run your own business from home all subject to any planning conditions.

With energy consumption in mind the vendors have installed solar panels and a ground source heat pump.

An internal viewing will reveal:

**Lounge.** A superb large reception room having sliding patio doors to both the front and rear providing excellent views of the garden plus two additional windows to the side. Open fire to the chimney breast.

**Breakfast Kitchen.** Fitted with a range of modern gloss finish base and eye level units with Quartz worksurfaces over incorporating a breakfast bar area. Inset sink unit with mixer tap. Built in double oven with warming drawer, dishwasher and induction hob. Space for American style fridge freezer. Two windows to the rear and side aspect. Door opens to the side and an opening to the Utility room.

**Bedroom One.** A superb large double room having two windows to the front and side aspects overlooking the Gardens. Built in wardrobes.

**Bedroom Two.** Another good double room having a window overlooking the Gardens.

**Bedroom Three.** Having a window to the side aspect.

**Bedroom Four,** Another double bedroom having a window to the side aspect. Built in wardrobe.

**Bathroom –** Fitted with a modern suite comprising of: low level WC, vanity sink unit. Panelled bath with thermostatic shower above. Opaque window to the front aspect.

**WC -** With plumbing for Bathroom but needs to be re fitted as it doesn't have a bathroom suite fitted currently. Two obscured windows to the front aspect.

**External -** Private lane leading from Fairy Lane to a timber gate to access the property. With lawned gardens to all four sides, the South Facing front garden offers paved area for seating. Further extensive gardens to the rear (not currently fenced), with amazing views overlooking Sale Golf Course.

There is a large Garage - 5.4 x 7.25 (17'8" x 23'9") - Detached brick built garage with double doors, strip lighting and two windows.

An incredible property!

Approx Gross Floor Area = 1715 Sq. Feet  
= 159.3 Sq. Metres

