



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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19 Derbyshire Road

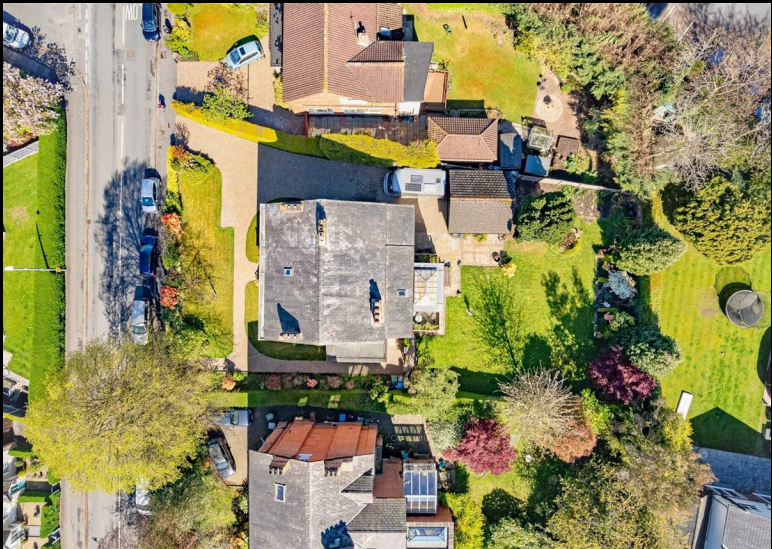
Sale, M33 3EB



£1,350,000

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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

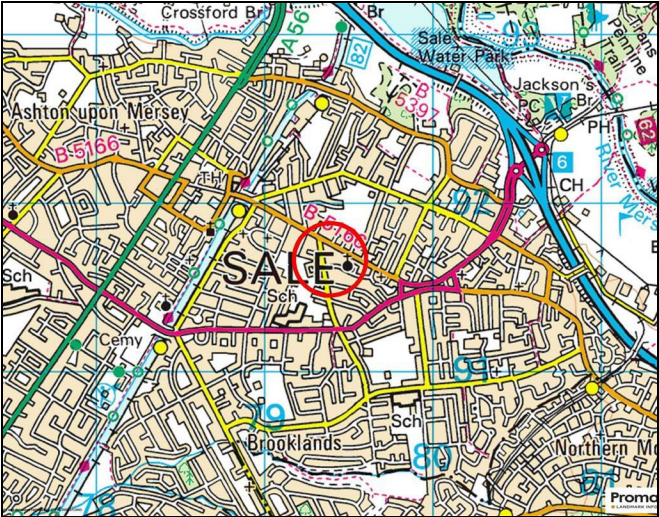
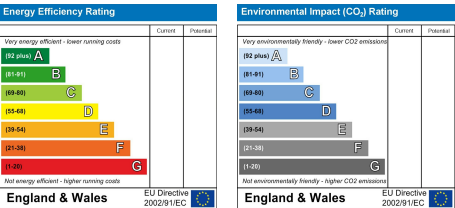


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energy efficiency

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



overview

AN INCREDIBLE AND IMPOSING DOUBLE FRONTED PERIOD DETACHED FAMILY HOME WHICH ENJOYS AN IMPRESSIVE LARGE 0.214 ACRE PLOT. ONE OF THE MOST ICONIC HOUSES TO COME ON THE MARKET IN SALE. STUNNING ORIGINAL FEATURES. OVER 5000 SQFT!!

Huge Hallway. Three Reception Rooms. Breakfast Kitchen. WC. Extensive Cellars. Large Galleried Landing. First Floor Orangery Sitting Room. Seven good-sized Bedrooms. Four Bath/Shower Rooms - One En Suite. Extensive Private Gardens. Ample Parking. Double Garage.

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 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.

One the most beautiful and iconic properties to come onto the market within recent times in Sale!

An incredible, large and imposing Double Fronted, Period Detached Family Home which enjoys an impressive approximately 0.214 Acre Garden Plot.

Internally, the property was built circa 1912 and has extensive Accommodation over Four Floors reaching to over 5000 sqft!

There is an abundance of period features including: tall intricate coved ceilings, sash windows, internal panelled doors, tall pitched skirting boards, picture rails and gorgeous fireplaces.

In addition to the Accommodation, there is extensive Driveway Parking, Detached Double Garage and huge established landscaped gardens.

The location is so convenient, ideal for the Town Centre, Metrolink and several Schools as well as having Worthington Park just around the corner.

An internal viewing will reveal:

Large canopy Porch with step-up to an oversized, original, panelled front door with etched glass and further etched glass with the house name ‘Craven Lodge’ above.

A stunning Entrance into the property, certainly setting the spacious theme that is evident throughout. There are stripped panelled doors providing access to the Three Reception Rooms and a further glazed panelled door providing access to the rear Hallway. Cast iron radiators. Deep ornate coved ceiling. Picture rail surround. Dado rail. Pitched skirting boards. Stripped wooden floors.

Dining Room. An impressive, large Reception Room, having a wide, three-section, angled bay window to the front elevation with sash windows and attractive plantation shutters. Additional, leaded and stained double glazed window to the side elevation. Ornate deep-coved ceiling. Pitched skirting boards. Picture rail surround. Stripped wooden floors. Beautiful period fire surround to the chimney breast. Cast iron radiators.

Sitting Room. Another excellent-sized Reception Room, having a wide-angled, three-section bay window to the front elevation with sash windows and attractive plantation shutters. Ornate deep-coved ceiling. Picture rail surround. Pitched skirting boards. Beautiful, period fireplace feature. Cast iron radiators.

Lounge. The largest of the Three Receptions Rooms, having a stunning, wide double glazed window to the side elevation with stained and leaded glass windows above and plantation shutters, plus further windows to the front and rear elevations, again with stained glass windows above. Gorgeous period fireplace feature to the chimney breast. Ornate deep-coved ceiling. Picture rail surround. Pitched skirting boards. Stripped wooden floors. Cast iron radiators.

Rear Hallway having doors providing access to the Ground Floor WC, useful cloaks cupboard, Cellars and Breakfast Kitchen. There is a further glazed door opening to outside. Black and white tiled flooring.

Ground Floor WC fitted with a WC and wall-hung wash hand basin. uPVC double glazed window to the rear elevation.

Breakfast Kitchen. An excellent-sized room with plenty of space for a table. The Kitchen is fitted with a range of base and eye-level units with worktops over and inset one and a half bowl stainless steel sink unit with mixer tap. Built-in oven with four ring gas hob. Additional space for freestanding appliances. Hollowed-out chimney breast feature with sash window to the side elevation. uPVC double glazed window to the rear elevation providing views over the Garden. Stripped wooden floors. Built-in storage to each of the alcoves.

Lower Ground Floor Cellars. The Cellars are virtually the full footprint of the property and offers a full variety of Chambers, there include:

Gym. Having a uPVC double glazed window to the rear elevation. Tiled floor. Wet room-style shower enclosure with thermostatic shower. Built-in Sauna. Tiled floor. Inset spotlights to the ceiling.

Utility Area. Having a uPVC double glazed window to the side elevation. Wall-mounted, Vaillant gas central heating boilers with adjacent high-pressurised tank. Space and plumbing suitable for a washing machine and dryer.

Rear Cellar Hallway. Having steps which provide access to a glazed door opening to outside.

First Floor Landing. Having a Split-Level Landing with spindled balustrade to the return of the staircase opening. Deep-coved ceiling. Picture rail surround. Dado rail. Doors then provide access to Four Double Bedrooms and Family Bathroom with a further glazed door opening to a 'Orangery' Sitting Room.

Bedroom One. A magnificent, large Double Bedroom, having a sash window to the front elevation. Built-in wardrobes to each of the alcoves. Period fireplace feature to the chimney breast. Deep coved ceiling. Picture rail surround. Door through to the En Suite Shower Room.

En Suite Shower Room fitted with a period-style white suite with chrome fittings comprising of an enclosed shower cubicle with thermostatic shower, wash hand basin, WC and bidet. Sash window to the front elevation with attractive plantation shutters. Coved ceiling. Picture rail surround. Part-tiled walls.

Bedroom Two. Another good-sized Double Bedroom, having a sash window to the front elevation. Built-in wardrobes to one of the alcoves. Period, cast iron fire surround to the chimney breast. Vanity sink unit. Coved ceiling. Picture rail surround.

Bedroom Three. Having a sash window to the side elevation. Coved ceiling. Picture rail surround. Vanity sink unit.

Bedroom Four. Still another superb Double Bedroom, having a sash window to the side elevation. Built-in wardrobes to each of the alcoves. Coved ceiling. Picture rail surround.

The large Family Bathroom is fitted with a period-style, BC Sanitan suite comprising of freestanding, cast iron, clawfoot rolltop bath with central shower mixer attachment, sink unit set upon a cast iron stand, enclosed shower cubicle, bidet, high-cistern WC. Part-tiled walls. Tiled floor.

Orangery Sitting Room. A fabulous addition to the property, really making use of the large Garden view. There are double glazed windows to three elevations and a set of double glazed French doors opening out onto a decked Balcony. Polycarbonate ceiling lantern with perimeter spotlights. Wood flooring.

Second Floor. Currently accessed from a glazed panelled door outside. There are then three flights of steps leading to the Second Floor Landing which has a

window to the rear elevation providing views over the Garden. Door through to the Main Second Floor Landing Area.

Landing. Having a uPVC double glazed window to the rear elevation. A Split-Level Landing with doors opening to Four further Double Bedrooms, Bathroom, Shower Room and Breakfast Kitchen. Currently laid out for use as a self-contained Apartment but could easily be converted back into the main house.

Bedroom Five. Having a uPVC double glazed window to the side elevation.

Bedroom Six. Having a uPVC double glazed window to the side elevation.

Bedroom Seven. Having a uPVC double glazed window to the side elevation.

The Shower Room is fitted with a suite comprising of enclosed shower cubicle with electric shower, wall-hung wash hand basin and WC. Wall-mounted, heated, polished chrome towel rail radiator. Part-vaulted ceiling with skylight Velux window.

The Breakfast Kitchen is fitted with a range of contemporary, white gloss-finish, handleless base 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 electric hob above. Ample space for further appliances. Cast iron fire surround to one wall. uPVC double glazed window to the side elevation.

The Bathroom is fitted with a suite comprising of panelled bath with thermostatic shower over and glass shower screen, vanity sink unit and WC. Opaque, uPVC double glazed window to the side elevation. Built-in cupboard which houses the Vaillant gas central heating boiler and space and plumbing suitable for a washing machine.

Outside the property sits within a fabulous large established garden plot and is approached long driveway which continues down one side leading to the gardens and Detached Double Garage.

An amazing family home of epic proportions!

