



**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



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22 Selsey Avenue

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£695,000

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## energy efficiency

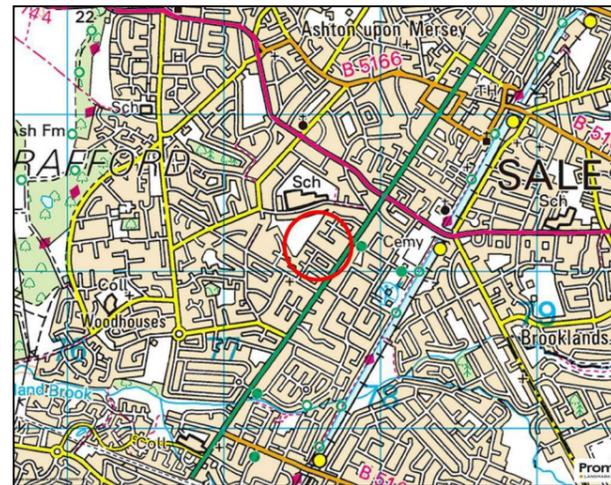
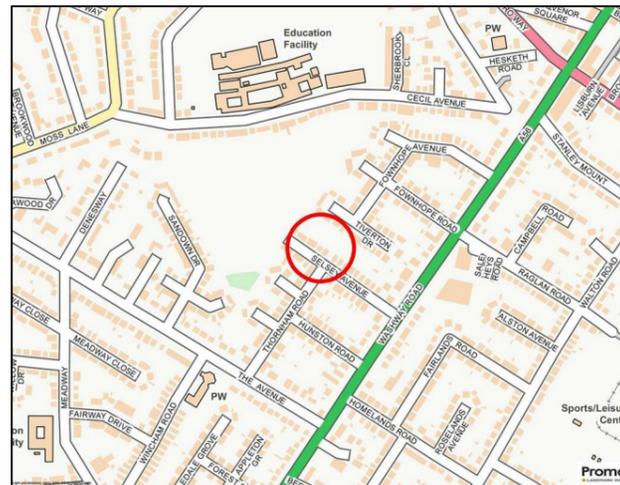
In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) A			(02-10) A
(81-91) B			(11-21) B
(69-80) C			(35-48) C
(55-68) D			(55-68) D
(39-54) E			(81-84) E
(21-38) F			(111-130) F
(1-20) G			(131-150) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
70	76		

England & Wales EU Directive 2002/91/EC



# Overview

**\*\*NO CHAIN\*\* AN IMPRESSIVE FOUR BEDROOMED DETACHED FAMILY HOME LOCATED ON THIS VERY POPULAR CUL DE SAC. EXCELLENT SIZED PRIVATE REAR GARDEN. IDEAL FOR LOCAL SCHOOLS INCLUDING ASHTON ON MERSEY SCHOOL.**

Porch. Hall. Dining Room. Lounge. Breakfast Kitchen. Four Bedrooms. Bathroom. Ample Parking. Garage. Superb established gardens.

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

An impressive Four Bedroomed Detached Family Home which offers excellent family accommodation.

The location has always been a very popular cul-de-sac with Selsey Avenue Playing Field at the end and a short walk to Local Schools and Sale Town Centre including Ashton on Mersey School.

The property enjoys a superb plot including a wonderful established private garden.

In addition to the Accommodation, there is ample driveway parking and an integral garage.

An internal viewing will reveal:

Entrance Porch, having an opaque, uPVC double glazed front door. Original tiled floor with step-up to a beautiful leaded and stained glass door through to the Entrance Hallway with matching leaded and stained glass windows flanking both sides and above.

Entrance Hall, having doors opening to the Lounge, Dining Room and Breakfast Kitchen. staircase rises to the First Floor.

Dining Room. A well-proportioned Reception Room, having a uPVC double glazed, wide-angled bay window to the front elevation. Two additional opaque, uPVC double glazed windows to the side elevation with encapsulated stained and leaded glass. Fireplace feature to one wall. Coved ceiling.

Lounge. Another excellent-sized Reception Room, having a uPVC double glazed, angled bay window to the rear elevation with central uPVC double glazed door opening out onto the Garden, again, two, opaque, uPVC double glazed windows to the side elevation with encapsulated stained and leaded glass. Fireplace feature to one wall. Coved ceiling.

The Kitchen is fitted with an extensive range of white splash fronted base and eye-level units with worktops over and inset, stainless steel sink unit with mixer tap. Built-in Neff electric oven with four ring induction hob with stainless steel extractor hood over. Ample space for a whole range of freestanding appliances. Wall-mounted, Worcester gas central heating boiler concealed within one of the cupboards. Tiled floor. uPVC double glazed window to the rear elevation providing views over the Garden. Opaque, uPVC double glazed door opens to outside and a further door provides access to the Integral Garage.

Integral Garage, having a metal door to the front. Opaque, uPVC double glazed window to the side elevation.

First Floor Landing, having a vertical, opaque, uPVC double glazed window to the front elevation. Doors then provide access to the Four Bedrooms, Bathroom and Separate WC.

Bedroom One. An excellent sized Double Bedroom, having a uPVC double glazed window to the rear elevation providing views over the Garden.

Bedroom Two. Another good sized Double Bedroom, having a uPVC double glazed, wide-angled bay window to the front elevation.

Bedroom Three, having a uPVC double glazed, angled bay window to the rear elevation providing views over the Garden.

Bedroom Four, having a uPVC double glazed window to the front.

The Bathroom is fitted with a suite, comprising of panelled bath with thermostatic shower over and fitted glass shower screen and vanity sink unit with additional Bathroom cabinets. Wall-mounted, heated, polished chrome towel rail radiator. Opaque, uPVC double glazed window to the side elevation. Tiled walls.

Separate WC fitted with a low-level WC. Opaque, uPVC double glazed window to the rear elevation. Part tiled walls.

Outside to the front, the property is approached via a stone paved driveway providing ample off street parking; this then continues down the side of the property via a gate leading to the rear.

The gardens are a wonderful feature of the property, being of an excellent size, mostly laid to lawn with paved patio.

Always a popular place to live!

- Freehold
- Council Tax Band E

Approx Gross Floor Area = 1431 Sq. Feet  
= 132.9 Sq. Metres

