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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# 18 Arran Avenue

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£775,000

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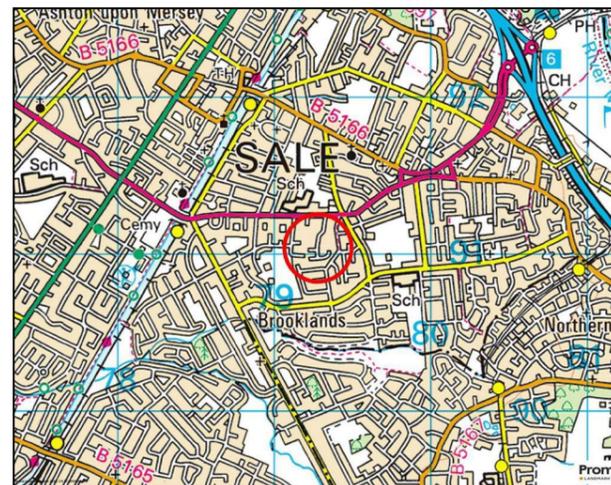
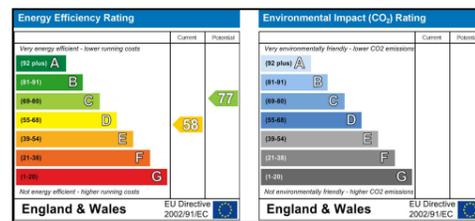


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## energy efficiency

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



# Overview

A BEAUTIFUL, COMPREHENSIVELY REFURBISHED, FOUR DOUBLE BEDROOMED EDWARDIAN SEMI DETACHED WITH CELLARS LOCATED WITHIN THIS EVER POPULAR NEIGHBOURHOOD. PERFECT LOCATION FOR SCHOOLS. NUMEROUS ORIGINAL FEATURES. OVER 2100SQFT

28' Hallway. Lounge. Sitting Room. Fantastic Family Kitchen. Useful Cellars. Four Dbl Beds over two floors. Two Shower Rooms. Driveway Parking. Enclosed lawned Garden. Energy Rating: D

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**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 beautiful, comprehensively refurbished, Four Double Bedroomed Edwardian Semi Detached with extensive accommodation over Four Floors extending to over 2100 sqft.

In keeping with a house of this age, there are many original features including coved ceilings, picture rails, fireplaces and some gorgeous stained glass windows.

The location is ideal, being part of this small cluster of roads, close to the Town Centre and several of the popular Schools including Sale Grammar and Brooklands Primary.

In addition to the accommodation, there is driveway parking and an enclosed rear Garden.

An internal viewing will reveal:

Wide recessed Porch with arched brickwork and step-up to an opaque, glazed panelled front door with window above.

Large 28' Hallway, having panelled doors opening to the Lounge, Sitting Room, Dining Kitchen and Cellars. Spindled staircase rises to the First Floor. Coved ceiling. Picture rail.

Lounge. An excellent sized Reception Room, having a hardwood double glazed, square bay window to the front with stained and leaded lights. Attractive fireplace feature to the chimney breast with cast iron, multi-fuel stove. Built-in storage in both alcoves. Coved ceiling. Picture rail surround.

Sitting Room. Another good-sized room, having hardwood, single glazed window to the side and additional hardwood, double glazed window to the rear. Coved ceiling. Picture rail. Built-in storage to both of the alcoves. Fireplace feature with cast iron, woodburning stove.

A fabulous, large Dining Kitchen with plenty of space for a table. The Kitchen is fitted with an extensive range of base and eye-level units with polished granite worktops over with inset sink unit. Hollowed-out chimney breast with Range Cooker (maybe available subject to further negotiation). Integrated dishwasher and fridge freezer. Double glazed window to the side and a set of French doors opening to the Gardens. Inset spotlights to the ceiling.

Lower Ground Floor Cellars. The Cellars provide excellent storage space and consist of one main with Two small Chambers, one used as a Utility space and houses the gas central heating boiler and high pressurised hot water tank.

First Floor Landing, having a spindled balustrade to the return of the staircase opening. A further spindled staircase rises to the Second Floor. Stripped panelled doors then open to Three of the Bedrooms and Shower Room.

Bedroom One. A magnificent, large Double Bedroom, having hardwood double glazed windows to the front elevation with original stained and leaded window lights above. Picture rail surround. Period, cast iron fire surround to the chimney breast.

Bedroom Two. Another good-sized Double Bedroom, having a hardwood, double glazed window to the side elevation.

Bedroom Three, having a uPVC double glazed window to the rear elevation overlooking the Gardens. Built-in wardrobe.

A stylish Shower Room refitted with a suite, comprising of large, walk-in shower enclosure with Crittall-design shower screen and thermostatic shower, wall-hung, enclosed cistern WC and wall-hung wash hand basin. Two, opaque, reproduction uPVC double glazed sash windows to the side elevation. Tiled floor. Stripped double doors open to useful storage cupboard. Inset spotlights to the ceiling.

Second Floor Landing, having a skylight Velux window. Stripped panelled doors provide access to Bedroom Four and Shower Room Two.

Bedroom Four. Another excellent-sized Double Bedroom, having uPVC double glazed window to the rear elevation. Built-in wardrobe.

Shower Room Two fitted with a suite, comprising of enclosed shower cubicle with electric shower, wash hand basin and WC. Tiled floor. Skylight Velux window.

Outside to the front, there is a driveway providing off street parking with a pathway leading to the front door and a timber gate which leads down the side of the property to the rear Garden.

To the rear, the property enjoys an enclosed Garden with stone paved patio area leading to the area of lawn with established borders surrounding.

A fabulous Period Family Home!

