



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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121 Dane Road  
Sale, Cheshire, M33 2BY

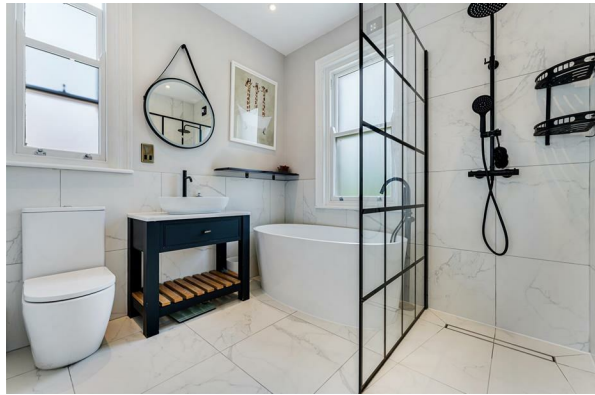


£825,000

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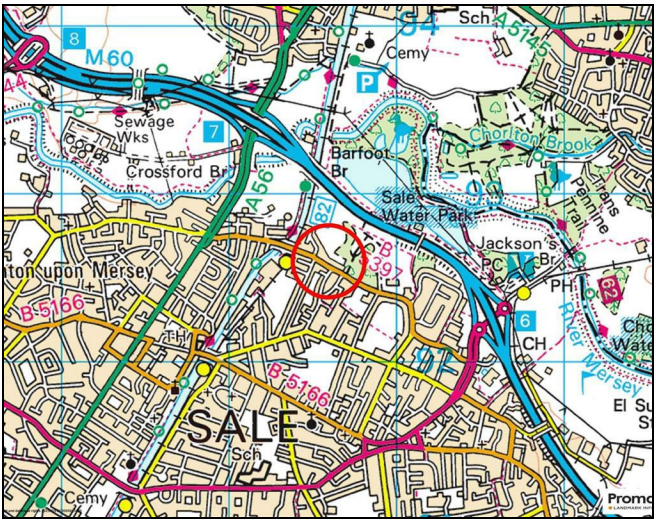
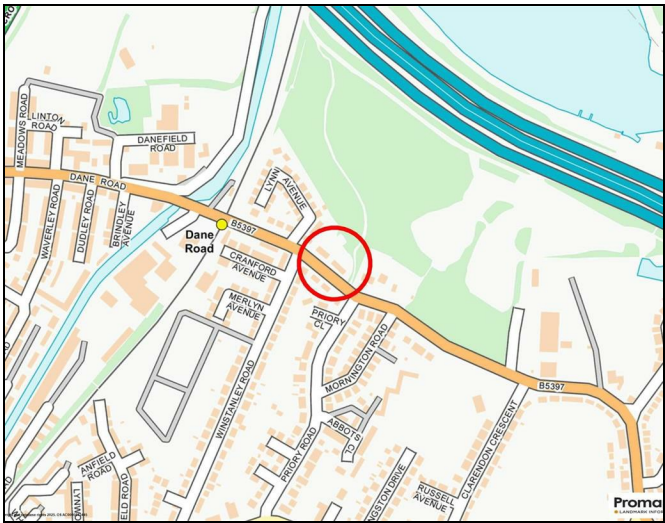
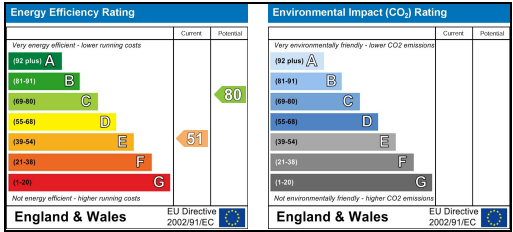
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# energy efficiency

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



# overview

AN IMPRESSIVE, COMPREHENSIVELY UPGRADED, FOUR DBL BEDROOMED PERIOD FAMILY HOME WHICH OFFERS OVER 2200 SQFT OVER FOUR FLOORS. STUNNING OVER 80FT PRIVATE REAR GARDEN. ELECTRIC GATED DRIVEWAY. HIGH SPEC FITTINGS.

Porch. Hallway. Large Lounge. Dining Area. Stylish Kitchen. Useable Cellars. Four Dbl Bedrooms. Bathroom. Ample Driveway parking. Fabulous 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, comprehensively upgraded, Four Double Bedroomed Period Family Home, with over 2200 sqft of accommodation over four floors.

Dane Road is perfectly positioned for a family, within an easy reach of several of the local schools, the Town Centre and the Metrolink literally just down the road.

Internally there has been extensive works over recent years including high specification kitchen and bathroom fittings and double glazed hardwood sash windows with Plantation shutters.

Externally, the property has electric gates onto an ample sized driveway. To the rear is a superb large landscaped rear garden with a backdrop of Priory Woods.

Comprising:

Entrance Porch, having an opaque, leaded and stained panelled front door with window to one side. Black and white tiled floor. Step-up to a further leaded and stained inner door through to the main Entrance Hallway.

Hall, having a spindled staircase rising to the First Floor. Leaded and stained glass, double glazed sash window to the side elevation. Coved ceiling. doors then provide access to the Lounge, Kitchen and a further door with stairs down to the Cellars.

Lounge. An impressive, large Reception Room, having a three-section, angled bay window with double glazed sash windows and attractive plantation shutters. Period-style fireplace to the chimney breast. Coved ceiling.

The Kitchen is fitted with an extensive range of base and eye-level units with Quartz worktops over incorporating a deep section with Breakfast Bar. Inset sink unit with mixer tap. Twin ovens. Induction hob. Dishwasher and fridge freezer. Square bay window to the rear elevation providing fantastic views over the Garden with double glazed sash windows. Inset spotlights to the ceiling. Open Plan to the Dining Area.

Dining Area, having a double glazed, sash window to the rear elevation overlooking the Gardens. Stable-style composite door opens to the side.

Cellars  
Comprising of Four Chambers along with a Utility Room/WC. The Cellars have been partially converted, although not to current building regulations.

The front Chamber is mainly used for storage.

The rear larger Chamber has a tiled floor. Inset spotlights to the ceiling. French doors with steps leading up to the Garden.

There are two further smaller Chambers, one with a with double glazed window to the rear and another with a window to the side which has a WC, sink, space and plubing for washing machine/dryer and also houses the gas central heating boiler.

First Floor Landing, having a spindled balustrade to the return of the staircase opening. A further spindled staircase rises to the Second Floor. Hardwood, double glazed, sash window to the front elevation with plantation shutters. Vaulted ceiling with large, skylight Velux window. Doors then open to Two of the Double Bedrooms and Family Bathroom.

Bedroom One. An impressive, large Double Bedroom, having a three-section, angled bay window with hardwood, double glazed sash windows and plantation shutters. Period fireplace feature to the chimney breast. Coved ceiling.

Bedroom Two. Another good-sized Double Bedroom, having a hardwood, double glazed sash window to the rear elevation providing fabulous views over the large rear Garden. Coved ceiling.

The Family Bathroom has been fitted with a contemporary white suite comprising of freestanding bath with floor-mounted mixer taps and shower mixer attachment, separate wet room-style, walk-in shower enclosure with Crittall design, ¾ height glass screen, WC and shaped ceramic sink set upon a vanity stand with marble top. Opaque, double glazed sash window to the rear and side elevation. Inset spotlights to the ceiling. Tiled floor. Part-tiled walls. Wall-mounted, heated towel rail radiator.

Second Floor Landing, having an opaque, glazed sash window to the Half Landing. Doors then open to Two further Bedrooms and WC. Spindled balustrade to the return of the staircase opening.

Bedroom Three. Another excellent sized Double Bedroom, having a hardwood double glazed window to the front elevation with attractive planation shutters. Inset spotlights to the ceiling.

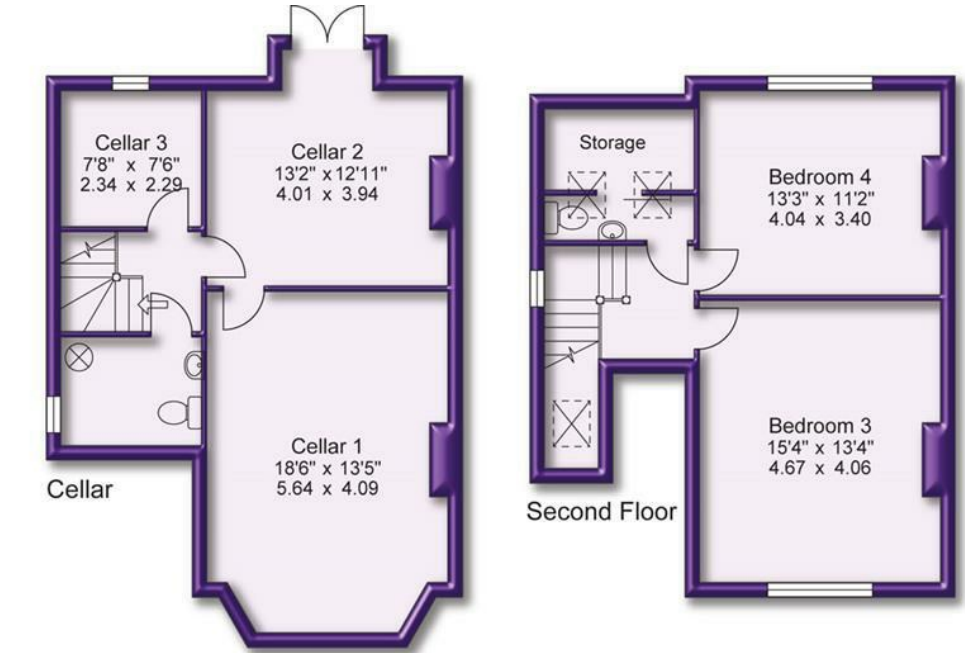
Bedroom Four, having a hardwood double glazed window to the rear elevation providing fabulous views over the large rear Garden and Priory Woods beyond. Loft access point.

WC fitted with a low-level WC, space-saver vanity sink unit. Two skylight Velux windows. Sliding doors open to a deep recess perfect for storage. Tiled floor. Part-tiled walls.

Outside the property has been extensively landscaped and is apporached via electric gates onto a good sized driveway. There are then two sets of secure gates at the side leading to the rear garden.

The gardens are a real feature of the property, extending to over 80ft in length and enjoys the leafy backdrop of Priory Woods behind. There is a large area of lawn with established borders and pathway leading to a large stone paved and well screened patio at the back of the garden perfect for entertaining along with extensive lighting, power sockets and further established borders.

A wonderful family home!



Approx Gross Floor Area = 2211 Sq. Feet  
= 205.5 Sq. Metres

