



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



WATERSONS

INDEPENDENT ESTATE AGENTS

83 Marford Crescent

Sale, M33 4DN



£695,000

www.watersons.net

www.watersons.net





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

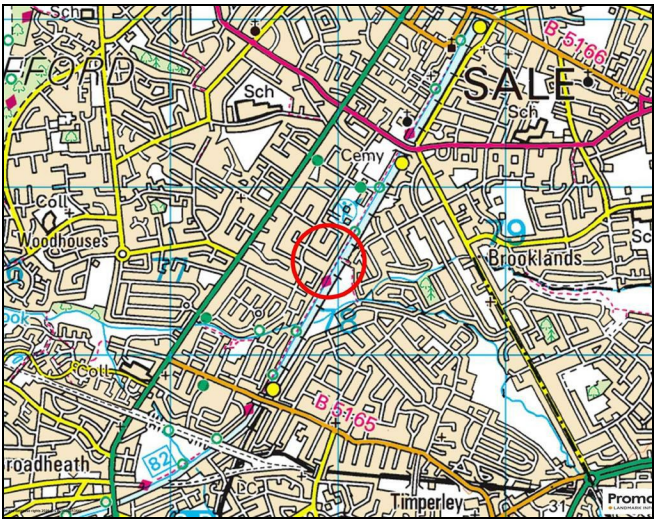
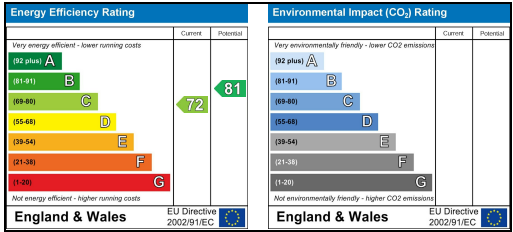
W
WATERSONS

INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

BEST AND FINAL OFFERS FRIDAY 13TH MARCH AT 12 NOON

A STUNNING, COMPREHENSIVELY EXTENDED AND UPGRADED, FOUR BEDROOMED SEMI DETACHED. AMAZING LARGE OPEN PLAN LIVING DINING KITCHEN WITH BI FOLD DOORS. HIGH SPEC FITTINGS. WONDERFUL PRIVATE GARDENS. GARDEN ROOM. IDEAL FOR SCHOOLS.

Hall. Study. Sitting Room. Incredible large Open Plan Living Dining Kitchen. Utility Room. WC. Four Bedrooms. Two Bath/Shower, one En suite. Driveway Parking. Beautiful Gardens. Garden Room

CONTACT SALE 0161 973 6688

BEST AND FINAL OFFERS FRIDAY 13TH MARCH AT 12 NOON



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

BEST AND FINAL OFFERS FRIDAY 13TH MARCH AT 12 NOON

A stunning, comprehensively extended and upgraded, Four Bedroomed Semi-Detached which follows a wonderful, contemporary design theme throughout.

The location is ideal, being on a popular road, perfect for several of the popular Schools and has the lovely Open Space of Walton Park just around the corner.

Internally, the property feels like a brand new house with high specification fittings throughout which includes Contemporary kitchen and bathroom fittings, bi folding doors, full replastering with re decoration, replacement floorcoverings, new central heating system, air conditioning to name just a few.

In addition to the Accommodation, there is ample Driveway Parking, private rear garden and a superb large Garden Room.

An internal viewing will reveal:

Entrance Porch, having a contemporary composite front door. Further original, leaded and stained inner door with matching windows flanking both sides. Opening into the Entrance Hallway.

Entrance Hall, having a spindled staircase rising to the First Floor. Inset spotlights to the ceiling. Door through to the Sitting Room and Study. Engineered wood Herringbone design flooring. Underfloor heating is also featured throughout the property with localised controls to the Ground Floor.

Study, a really useful room having a uPVC double glazed window to the front. Continuation of the engineered wood flooring.

Sitting Room, having a uPVC double glazed bay window to the front elevation. Inset spotlights to the ceiling. Continuation of the engineered wood flooring

Open Plan Living Dining Kitchen, a fantastic large space ideal for modern family living. Having a set of five pane bi-folding doors opening up onto the rear Garden. Glass roof lantern with rain sensor. The Kitchen itself is fitted with an extensive range of base and eye-level units with Quartz worktops over incorporating a large island unit which doubles up as a Breakfast Bar. Inset, one and a half bowl sink unit with mixer tap and boiling/sparkling water Quooker tap. Built-in Neff twin ovens with induction hob and extractor hood over. Integrated larder Neff fridge. Integrated dishwasher. Extensive inset spotlights to the ceiling. door through to the Utility Room. Continuation of the engineered wood flooring. Extensive spotlights.

Utility Room, again having fitted units matching those of the Kitchen with worktops over and inset sink unit with mixer tap. Integrated larder freezer. Wall-mounted, Vaillant gas central heating boiler concealed within one of the cupboards. Space and plumbing suitable for a washing machine and dryer. uPVC door opens to outside. Door opens to the Ground Floor WC and a smaller door provides access to a useful understairs storage cupboard. Inset spotlights to the ceiling.

Ground Floor WC fitted with an enclosed cistern WC. Space saver vanity sink unit. Opaque, uPVC double glazed windows to the side elevation.

First Floor Landing, having a spindled balustrade to the return of the staircase opening. Doors then provide access to the Four Bedrooms and Family Bathroom. Circular light tunnel. Large Loft access point with pull-down ladder.

Bedroom One. A superb, large Double Bedroom, having a set of uPVC double glazed French doors opening out onto a glass Juliette Balcony. Vaulted ceiling with inset spotlights. Door through to the En Suite Shower Room.

A stylish En Suite Shower Room refitted with a contemporary suite, comprising of large, walk-in shower enclosure with thermostatic shower, plus additional flexible shower hose, wall-hung, enclosed cistern WC and twin drawer vanity sink unit. Tiled floor. Tiled walls. Wall-mounted, heated towel rail radiator. Inset spotlights to the ceiling. Opaque, uPVC double glazed window to the side elevation.

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

Bedroom Three. An excellent Double Bedroom, having an angled, uPVC double glazed bay window to the rear elevation. Inset spotlights to the ceiling.

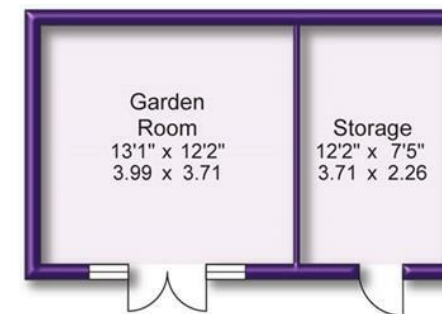
Bedroom Four. Another excellent-sized extended Bedroom, having two uPVC double glazed windows to the front elevation. Inset spotlights to the ceiling.

A large Family Bathroom, fitted with a contemporary suite, comprising of enclosed, double-width shower cubicle with thermostatic shower, double-ended, deep tiled panelled bath, wall-hung, enclosed cistern WC and wall-hung vanity sink unit. Wall-mounted, heated, polished chrome towel rail radiator. Opaque, uPVC double glazed window to the side elevation. Tiled walls. Inset spotlights to the ceiling.

Outside to the front there is driveway parking to the front with an EV car charger.

To the rear is an enclosed private garden, having a full width stone paved patio leading to the main area of lawn. At the back of the garden is a large Garden room, perfect as a den or home office with adjacent storage room.

A wonderful family home!



Approx Gross Floor Area = 1715 Sq. Feet
(inc. Garden Room/Storage) = 159.4 Sq. Metres

Approx Gross Floor Area = 1456 Sq. Feet
(exc. Garden Room/Storage) = 135.3 Sq. Metres

