



**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

# 21 Dunollie Road

Sale, M33 2PD



£575,000

[www.watersons.net](http://www.watersons.net)

[www.watersons.net](http://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



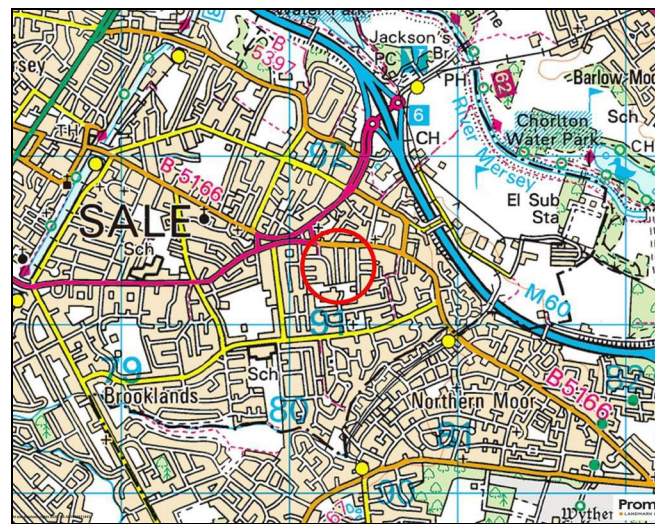
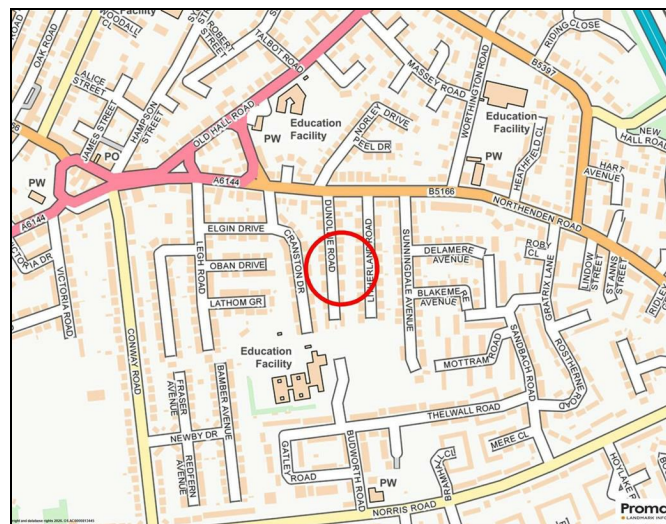
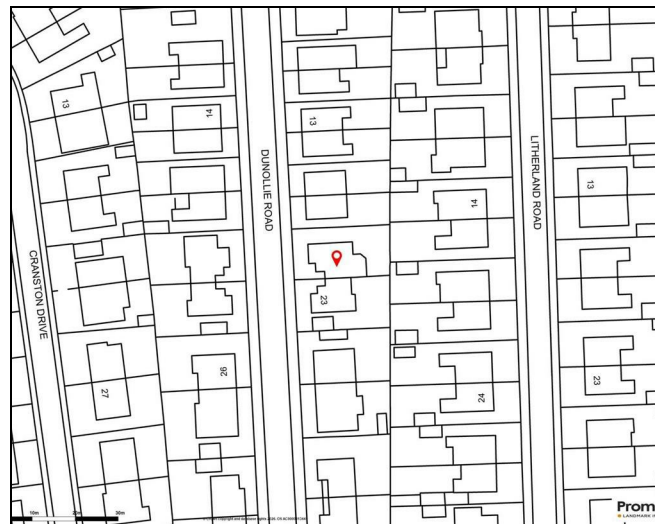
INDEPENDENT ESTATE AGENTS



## 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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



# Overview

A FABULOUS, MUCH LARGER THAN AVERAGE, 1920'S THREE DOUBLE BEDROOMED SEMI DETACHED SITUATED ON THIS VERY POPULAR CUL DE SAC. IDEAL FOR SCHOOLS AND SALE MOOR VILLAGE. IMPRESSIVE ACCOMMODATION. IMMACULATE INTERIOR. LANDSCAPED REAR GARDEN.

Porch. Large Hall. Lounge. Sitting Room. Family Room. 21' Breakfast Kitchen. Utility/WC. Three Double Bedrooms. Two Bath/Shower rooms. Driveway. Landscaped rear garden. Energy Rating:

CONTACT SALE 0161 973 6688



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures 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 fabulous, much larger than average in design, 1920's Three Double Bedroomed Semi-Detached situated on this very desirable cul de sac.

The location is popular, being within an easy reach of several Local Schools and Sale Moor Village.

Striking in design with large double height bay windows, recessed inner porch joined with next door and larger footprint providing fantastic family accommodation.

Internally, the property is well-presented throughout with neutral re decoration, modern kitchen and bathroom fittings and internal Contemporary oak doors,

In addition to the Accommodation, there is Driveway Parking and a beautiful landscaped rear Garden.

An internal inspection will reveal:

Recess Porch with step-up to a composite front door.

Entrance Hall. A lovely spacious Entrance into the property, having a uPVC double glazed window to the side elevation. Spindle staircase rises to the First Floor with useful understairs storage. Doors then open to the Lounge, Sitting Room, Breakfast Kitchen and Ground Floor WC/Utility.

Ground Floor WC/Utility fitted with a low-level WC. Fitted worktop with space and plumbing beneath suitable for a washing machine and dryer. Inset stainless steel sink unit with mixer tap. Opaque, uPVC double glazed window to the front elevation. Inset spotlights.

Sitting Room. An excellent-sized Reception Room, having a uPVC double glazed, angled bay window to the front elevation.

Lounge. A superb, large Reception Room, having a set of bi-fold doors opening out into the Family Room. Fireplace feature to the chimney breast.

Family Room. A superb third reception room having uPVC double glazed windows and French doors to the garden. Vaulted veiling with the Velux windows.

Breakfast Kitchen. A well proportioned room with plenty of space for a table. The Kitchen itself is fitted with an extensive range of base and eye-level units with chrome 'T' bar handles and granite worktops over with inset, one and a half bowl sink unit with 'Spray' mixer tap. Ample space for a range cooker (maybe available subject to further negotiation) with oversized, Rangemaster extractor hood over. Integrated fridge freezer and dishwasher. Wall-mounted, 'Vaillant' gas central heating boiler concealed within one of the cupboards. uPVC double glazed window to the rear elevation overlooking the Gardens and a uPVC double glazed window to the side. A further uPVC double glazed door opens to outside. Inset spotlights to the ceiling.

First Floor Landing, having a spindle balustrade to the return of the staircase opening. uPVC double glazed window to the front elevation. Doors then open to the Three Double Bedrooms and Bathroom. a further door opens to the additional Shower Room. Large Loft access point with pull-down ladder.

Bedroom One. A superb, large Double Bedroom, having a uPVC double glazed, angled bay window to the front elevation.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the rear elevation providing views over the Garden.

Bedroom Three. A much larger than average Third Bedroom, having a uPVC double glazed window to the rear elevation overlooking the Gardens.

The Bathroom is fitted with a contemporary white suite with chrome fittings, comprising of shaped panelled bath with thermostatic shower over and curved glass shower screen, low-level WC and vanity sink unit. Wall-mounted, heated, polished chrome towel rail radiator. Opaque, uPVC double glazed window to the side.

Outside to the front the property is approached via a driveway providing ample parking with pathway to the front door surrounded by well established borders. There is a gate at the side leading to the rear.

There is a landscaped rear garden, having patio areas, main lawned garden with shaped rendered raised borders extensively stocked creating a lovely backdrop for the garden.

An impressive family home!

- FREEHOLD PROPERTY      Approx Gross Floor Area = 1426 Sq. Feet  
- COUNCIL TAX BAND - D      = 132.5 Sq. Metres

