



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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20 Langdale Road

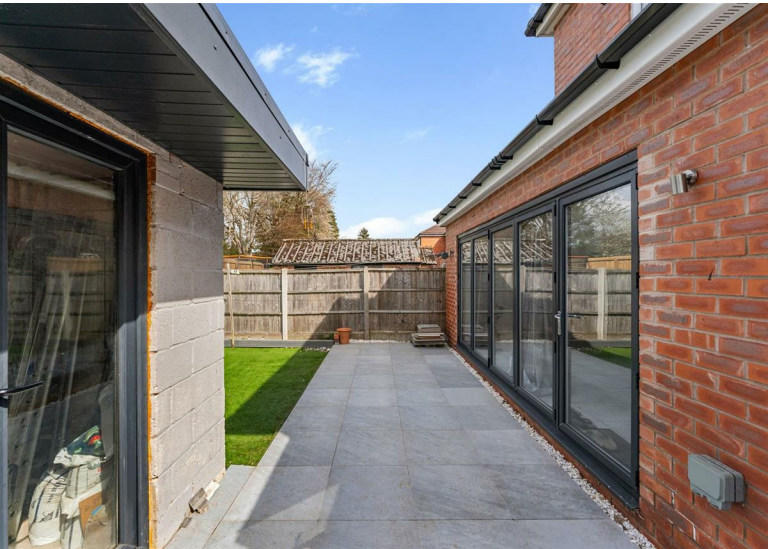
Sale, M33 4EN



£750,000

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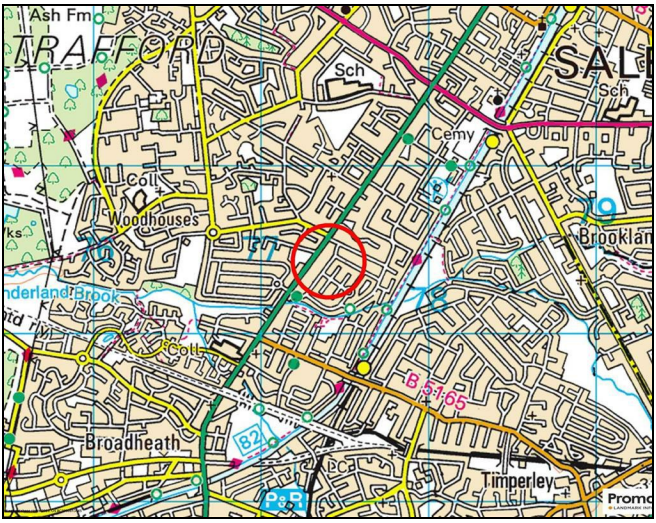
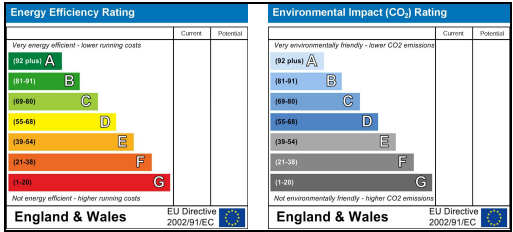
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energy efficiency

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



overview

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

Hall. Study. Sitting Room. Lounge. Large Open Plan Living Dining Kitchen. Utility Room. GF Shower room. Five Bedrooms over the upper floors. Three further Bath/Shower, two En suite. Driveway Parking. Enclosed Gardens. Garden Room/Garage.

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

There is approaching 2000 sqft over three floors including a fantastic loft conversion as well as a two storey side and part single and two storey rear extensions.

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, extensive underfloor heating, new central heating system to name just a few.

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

An internal viewing will reveal:

Entrance Hallway, having a composite front door. Tiled floor with underfloor heating. Spindled staircase rising to the first floor. Contemporary oak doors open to the Study, Sitting Room, Lounge, Kitchen and Shower room. Inset spotlights.

Study. Having a uPVC double glazed window to the front. Tiled floor with underfloor heating.

Lounge. A well proportioned reception room having a uPVC double glazed bay window to the front. Tiled floor with underfloor heating. Inset spotlights. Double doors to the Sitting room.

Sitting Room. Another good sized room having a large opening to the open plan Dining Kitchen. Continuation of the tiled floor with under floor heating.

Open plan living Dining Kitchen. A wonderful large space perfect for modern family living. The room has a set of five pane bi folding doors opening out to the gardens. Part vaulted ceiling with skylight Velux window. The kitchen is fitted with an extensive range of handles less base and eye level units with worktops over including a large peninsular section which doubles up as a breakfast bar. Inset sink unit along with built in appliances to include twin ovens, part gas part induction hob with ceiling mounted extractor over, fridge freezer and dishwasher. Continuation of the tiled flooring with underfloor heating. Door to the Utility Room and a further door to a room housing the high pressurised hot water tank.

Utility Room. fitted with a range of units with worktops over and inset sink unit. Wall mounted gas central heating boiler. Space and plumbing for a washing machine. Door open to outside.

Ground Floor Shower Room. Fitted with a Contemporary design suite comprising of: Enclosed shower cubicle with thermostatic shower. Enclosed cistern WC. Fitted bathroom top with shaped sink. Opaque uPVC double glazed window to the side.

First Floor Landing. Having a glass and oak contemporary spindle balustrade to return the staircase opening. Part vaulted ceiling with skylight velux window. Contemporary oak doors provide access to Four of the bedrooms and family bathroom. Inset spotlights to the ceiling.

Bedroom One. An excellent sized double bedroom having a part vaulted ceiling with skylight velux window. uPVC double glazed window to the rear elevation. Inset spotlights to the ceiling. Door through to the En Suite Shower Room.

En Suite Shower Room. Fitted with a contemporary white suite with chrome fittings comprising of walk in double width shower enclosure with thermostatic shower. Enclosed cistern WC. Vanity sink unit. Tiled floor. Polished tiled walls. Opaque uPVC double glazed window to the side elevation. Wall mounted polished chrome towel rail radiator. Inset spotlights to the ceiling.

Bedroom Two. Another good double room having a uPVC double glazed bay window to the front elevation. Inset spotlights to the ceiling.

Bedroom Three. Having a uPVC double glazed window to the rear elevation providing views over the Garden. Inset spotlights to the ceiling.

Bedroom Four. Having two uPVC double glazed windows to the front elevation. Inset spotlights to the ceiling.

Family Bathroom. Fitted with a contemporary white suite with chrome fittings comprising of large shaped jacuzzi bath with multi-jet shower cistern. Enclosed cistern WC. Vanity sink unit. Shaped feature ceramic sink. Opaque uPVC double glazed window to the rear

elevation. Tiled floor. Tiled walls. Inset spotlights to the ceiling.

Second Floor Landing. Having door through to Bedroom Five.

Bedroom Five. A superb converted loft bedroom having a uPVC double glazed window to the rear elevation providing views over the Gardens. Inset spotlights to the ceiling. Door through to the En Suite Shower Room Two.

En Suite Shower Room Two. Recently fitted with a suite comprising of enclosed shower cubicle with thermostatic shower. Wash hand basin. WC. Skylight velux window. Further smaller doors provide access to storage space within the eaves.

Outside to the front the property has a block paved driveway providing ample parking, there is a then a gate at the side leading to the rear.

The rear garden has been landscaped for easy maintenance, having a full width patio area leading to the artificial lawn.

There is a large outbuilding which would make a perfect garden room, the room has provision for any buyer to converted to their own specification.

An incredible family home!

