



**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

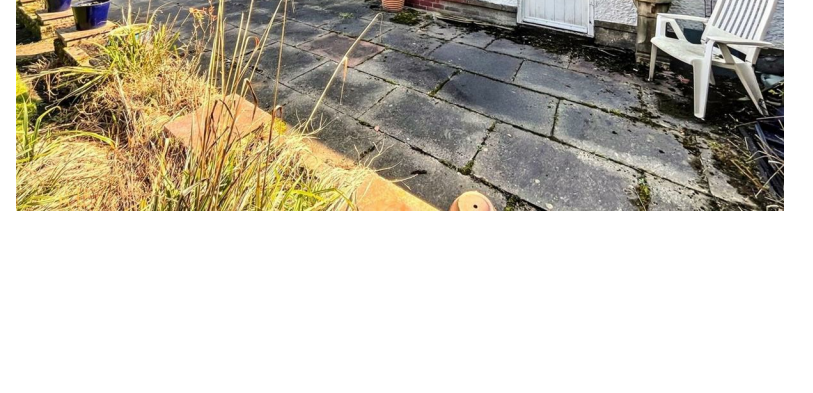
INDEPENDENT ESTATE AGENTS

# 244 Washway Road

Sale, M33 4RB



Offers Over £550,000





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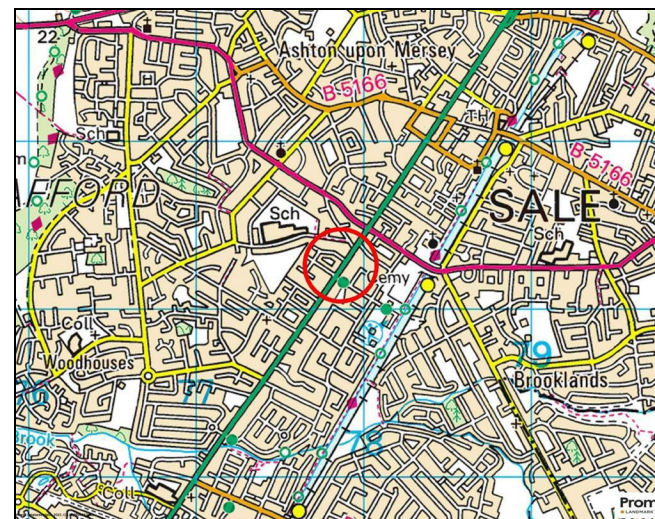
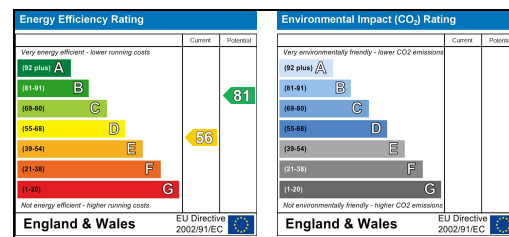


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## energy efficiency

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



# overview

**\*\*NO CHAIN\*\*** A WELL PROPORTIONED THREE BEDROOMED DETACHED WHICH OFFERS SUPERB ACCOMMODATION. EXCELLENT SIZED ESTABLISHED GARDENS. IDEAL LOCATION FOR SCHOOLS. AMPLE DRIVEWAY PARKING + GARAGE.

Hall. Lounge. Dining Room. Sitting room/Bed 3. Kitchen. GF Shower Room. Two further Bedrooms, both with En Suite Shower/WC. Driveway. Double Garage. Lovely 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

A superbly proportioned Three Bedroomed Detached which offers generously sized rooms throughout.

The location is ideal, close to several of the local schools and within an easy reach of The Town Centre and Metrolink.

The property enjoys a fabulous established plot with a secluded front Garden, a significant private rear Garden and there is also a Double Garage along with additional ample driveway parking.

An internal viewing will reveal:

Entrance Porch, having glazed double doors to the front. Step-up to an original, leaded and stained glass door with leaded windows flanking both sides and above opening to the Entrance Hall.

Entrance Hallway, having a spindled staircase rising to the First Floor. Panelled doors then provide access to the Lounge, Dining Room, Bedroom Three/Sitting Room, Ground Floor WC, cloaks cupboard, Pantry and Kitchen. Coved ceiling.

Dining Room. A superb, large Reception Room, having a wide-angled, leaded bay window with stained and leaded glass window lights to the front elevation. Coved ceiling.

Lounge. Another good sized, large Reception Room, having an angled bay window to the rear elevation with French doors opening out onto the rear Garden. Two further windows overlooking the Gardens. Coved ceiling.

Ground Floor WC/Cloaks, having an opaque window to the rear elevation. Enclosed shower cubicle with thermostatic shower, wash hand basin and WC.

Pantry cupboard, having an opaque window to the side elevation. Wall-mounted, 'Worcester' gas central heating boiler.

Kitchen, fitted with a range of base and eye-level units with worktop over and inset stainless steel sink unit with mixer tap. Built-in Neff, stainless steel fronted electric oven with four ring induction hob and extractor hood over. Ample space for a range of freestanding appliances. Window to the rear elevation providing views over the Garden. Opaque, glazed door opens to outside.

First Floor Landing, having doors providing access to Two of the Double Bedrooms. A further glazed door opens to a useful Study Area and a further door to a storage cupboard.

Bedroom One. An excellent-sized Double Bedroom, having a window to the side elevation. Picture rail surround. Built-in wardrobes with sliding doors part of which then opens to the En Suite Bathroom.

En Suite Bathroom, fitted with a suite comprising of: pannelled bath, wash hand basin, WC. Velux skylight window.

Bedroom Two. Another good Double Bedroom, having a window to the side elevation. Door opens to useful storage cupboard and a further two sets of double doors open to an En Suite WC with enclosed cistern WC and vanity sink unit. Picture rail surround.

Study Area fitted with a desk and drawers. Skylight Velux window to the rear elevation.

Outside to the front the property is approached via a driveway providing ample parking, this then leads to the attached Double Garage. There are then wrought iron gates at the side leading to the rear.

The garden to the rear is of a substantial size and really private, mostly laid to lawn with full width patio and deep established borders.

No Chain!  
Freehold  
Council Tax Band E

Approx Gross Floor Area = 1481 Sq. Feet  
= 137.6 Sq. Metres

