



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

117 Dane Road

Sale, M33 2BY



£860,000

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

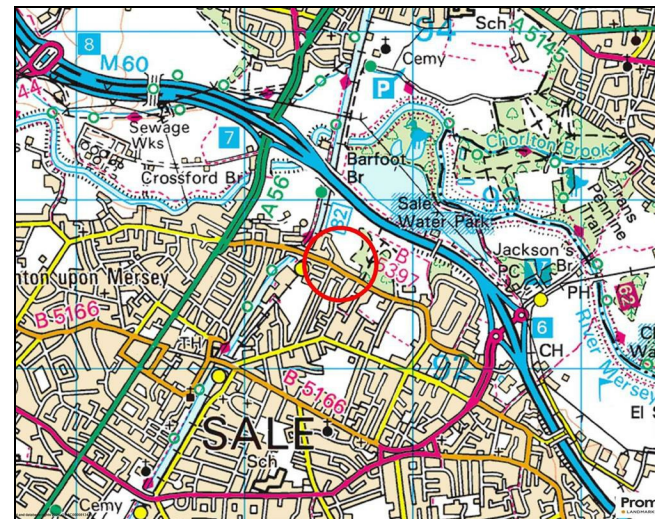
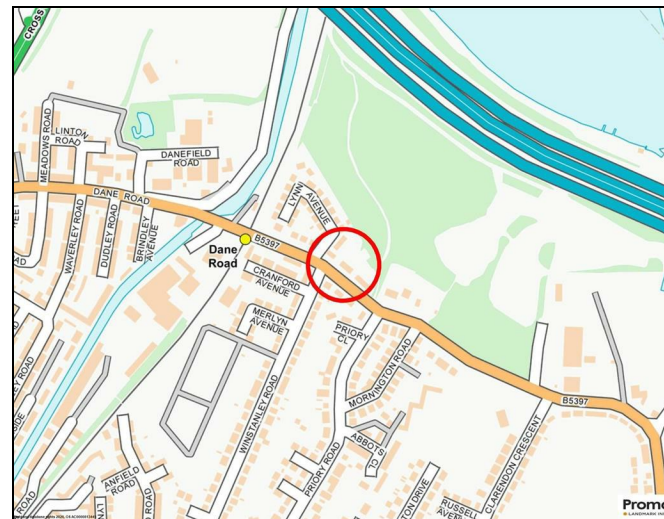
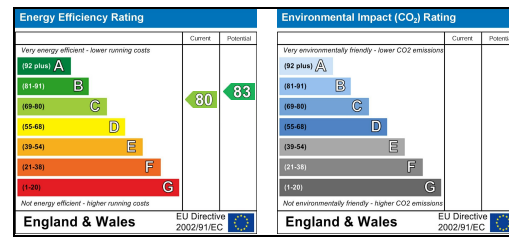


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

****NO CHAIN**** A STUNNING, COMPREHENSIVELY UPGRADED REFURBISHED ,FOUR DBL BEDROOMED PERIOD FAMILY HOME WHICH OFFERS OVER 2,100 SQFT OVER FOUR FLOORS WITH ADDITIONAL STORAGE SPACE OF 236SQFT TO THE TOP FLOOR. HIGH SPEC BRANDED FITTINGS THROUGHOUT. ENCLOSED GARDENS DRIVEWAY PARKING. FEELS LIKE A BRAND NEW HOUSE!

Hallway. WC. Large Lounge. Fabulous open plan living Dining Kitchen. Lower Ground Floor Bedrooms, living room bathroom and utility. Three further Dbl Bedrooms over the upper floors, all En Suite. Driveway parking. Enclosed landscaped 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 stunning, comprehensively upgraded and refurbished, Four Double Bedroomed Period Family Home, with over 2100 sqft of accommodation over four floors with an additional 236sqft of storage space to the top floor.

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 the whole property has been transformed, new plastering throughout, new floor coverings, new electrics and plumbing, double glazed replacement windows, internal oak veneered doors, extensive sound and heat insulation. The property also currently has Virgin Media 1 Gigabyte internet installed.

There are high specification branded kitchen and bathroom fittings, German kitchen with composite stone worktops and Villeroy and Bosch Bathrooms with Hans Grohe fittings.

Externally, the property has driveway parking to the front. To the rear is a superb enclosed landscaped rear garden with a backdrop towards Priory Woods.

Comprising:

Opaque, composite front door with window above. A further double glazed window to the front elevation. Tiled floor with underfloor heating. Spindled staircase rises to the First Floor. Doors then open to the Ground Floor WC, Lounge and Open Plan Living Dining Kitchen.

Lounge. A superb, large formal Reception Room, having a magnificent, wide bay window feature with six double glazed windows.

A stunning, large Open Plan Living Dining Kitchen, having a set of double glazed French doors opening out onto a Juliette Balcony. Additional double glazed window to the rear, all overlooking the Gardens. Tiled floor throughout with underfloor heating. The Kitchen itself is fitted with an extensive range of handleless base and eye-level units with Quartz worktops over and inset, one and a half bowl sink unit with mixer tap. There is a range of Bosch integrated appliances including oven, dual microwave oven, warming drawer, induction hob with built-in extractor, integrated Neff fridge freezer and integrated Neff dishwasher. Extensive inset spotlights to the ceiling. Porcelanosa Tiles.

Ground Floor WC fitted with an enclosed cistern WC. Wall-hung wash hand basin. Wall-mounted, heated, polished chrome towel rail radiator. Tiled floor with underfloor heating. Part-tiled walls. Opaque double glazed window to the side elevation.

Lower Ground Floor Hallway, having a spindled staircase rising to the Ground Floor. Doors then provide access to the Sitting Room, Utility Room, Bathroom and Bedroom Four/Family Room.

Family Room, having a set of three-paned bi-folding doors opening out onto the rear Garden, plus an opaque composite door opens to the outside. Inset spotlights to the ceiling. Underfloor heating.

Lower Ground Floor Bathroom fitted with a stylish contemporary white suite with chrome fittings, comprising of deep, tiled panelled bath with central chrome mixer taps, wall-hung vanity sink unit, enclosed cistern WC and double-width shower enclosure with thermostatic shower. Tiled floor. Part-tiled walls. Wall-mounted, heated, polished chrome towel rail radiator. Inset spotlights to the ceiling.

Utility Room fitted with base unit with worktop over and inset stainless steel sink unit with mixer tap. Wall-mounted, Vaillant gas central heating boiler. Space and plumbing suitable for a washing machine and dryer. Tiled floor with underfloor heating. Inset spotlights to the ceiling.

Lower Ground Floor Sitting Room, having a hardwood, double glazed window to the front elevation. Inset spotlights to the ceiling.

First Floor Landing, having a spindled balustrade to the return of the staircase opening. Vaulted ceiling height with skylight Velux window. Additional double glazed window to the front. Doors open to Two of the Double Bedrooms and useful cupboard housing the high pressurised hot water tank. A further staircase rises to the Second Floor.

Bedroom One. An excellent sized Double Bedroom, having a uPVC double glazed window to the rear elevation providing views over the Gardens. Door through to the En Suite Shower Room.

En Suite Shower Room fitted with a contemporary white suite with chrome fittings, comprising of double-width shower enclosure with thermostatic shower, enclosed cistern WC and wall-hung wash hand basin. Wall-mounted, heated, polished chrome towel rail radiator. Large fitted mirror.

Bedroom Two. An impressive, large Double Bedroom, having a magnificent, wide bay window feature with six double glazed

windows. Door through to the En Suite Shower Room.

En Suite Shower Room fitted with a suite, comprising of freestanding curved bath with floor-mounted mixer taps, wall-hung vanity sink unit, enclosed cistern WC and double-width shower enclosure with thermostatic shower. Tiled floor. Opaque double glazed window to the rear elevation. Inset spotlights to the ceiling.

Second Floor Landing, having a door opening to Bedroom Three. A further door provides access to some useful Loft space which offers excellent storage.

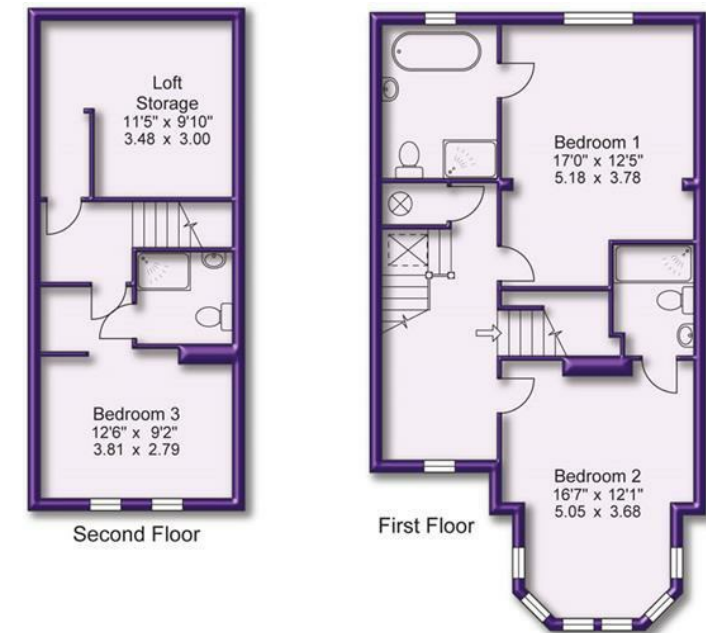
Bedroom Three, having two double glazed windows to the rear elevation providing views over the Garden and Priory Woods beyond. Door through to the En Suite Shower Room.

The En Suite Shower Room is fitted with a suite, comprising of double-width shower enclosure with thermostatic shower, wall-hung vanity sink unit and enclosed cistern WC. Wall-mounted, heated, polished chrome towel rail radiator.

Externally there is driveway parking to the front with electric car charger. To the rear is a landscaped garden having a large patio area leading to the main area of lawn with borders surrounding.

A fabulous turnkey property!

MHG Commercial Investment LLP are a member of Ark New Home Buyers Consumer Code (Membership Number 005092929) Details of the code can be found at www.arkinsurance.co.uk/home-new-buyers.aspx or a copy can be provided on request.



Approx Gross Floor Area = 2415 Sq. Feet
= 224.4 Sq. Metres

