



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 Sylvan Avenue

Sale, M33 3NP



Offers Over £800,000

www.watersons.net

www.watersons.net



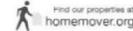


HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

SALE OFFICE:
 91-93 SCHOOL ROAD, SALE,
 CHESHIRE M33 7XA
 TEL: 0161 973 6688
 FAX: 0161 976 3355
 Email: sale@watersons.net

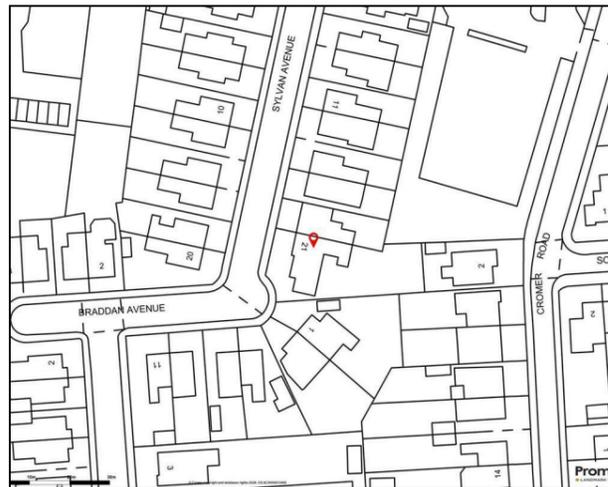
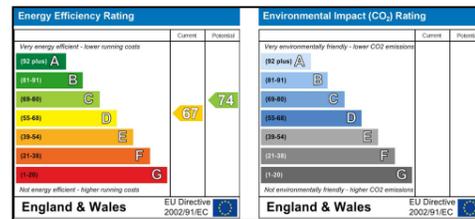


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

AN INCREDIBLE LARGE, COMPREHENSIVELY EXTENDED, FOUR DOUBLE BEDROOMED EDWARDIAN SEMI DETACHED WITH CELLARS AND LOFT. AMAZING AMOUNT OF ACCOMMODATION EXTENDING TO OVER 3100 SQFT. POPULAR NEIGHBOURHOOD PERFECT LOCATION FOR SCHOOLS. LARGE GARAGE AND SUPERB GARDENS.

Porch. Hallway. Three Reception Rooms. Fantastic Family Kitchen. Utility + WC. Useful Cellars. Four Dbl Bedrooms. Two Bath/Shower Rooms. Loft Room. Garage. Extensive Driveway Parking. Good sized established lawned Garden.

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

An Incredible, comprehensively extended, Four Double Bedroomed Edwardian Semi Detached with extensive accommodation over Four Floors extending to over 3100 sqft.

The location is ideal, being part of this small cluster of roads, close to the Town Centre and several of the popular Schools including Sale Grammar and Brooklands Primary.

In addition to the accommodation there is extensive driveway parking, large Garage and a good sized attractive rear garden.

An internal viewing will reveal:

Entrance Porch, having glazed double doors to the front. Original tiled floor. Step-up to a further opaque, glazed panelled door through to the Entrance Hallway.

Entrance Hall, having a spindled staircase rising to the First Floor and a further spindled staircase which steps-down to the Lower Ground Floor. Stripped wooden floors. Coved ceiling. Dado rail surround. Panelled door to the Dining Room. Opening into the Inner Hallway and a glazed panelled door through to the Breakfast Kitchen.

Dining Room. an excellent-sized Reception Room, having a wide, square bay window to the front elevation with leaded and stained glass window lights. Attractive period fireplace feature to the chimney breast. Coved ceiling.

Inner Hallway, having a door through to the Lounge. A further door provides access to the Ground Floor WC. Useful Cloaks area.

Ground Floor WC, fitted with a low-level WC. Wall-hung wash hand basin.

Lounge. A superb, large Reception Room, having a set of uPVC double glazed French doors opening out onto the rear Garden. Fireplace feature to one wall. Glazed double doors through to the Study/Playroom.

Study/Playroom. A good-sized Third Reception Room, having a uPVC double glazed window to the front elevation.

Breakfast Kitchen, with plenty of space for a table. The Kitchen itself is fitted with an extensive range of modern base and eye-level units with worktops over and inset, one and a half bowl stainless steel sink unit with mixer tap. Space and plumbing suitable for a dishwasher. uPVC double glazed windows to the rear and side elevations overlooking the Gardens. Opaque, glazed panelled doors opens to the side Porch. Inset spotlights to the ceiling. Door through to the Utility Room.

Utility Room, having fitted base units with worktops over and inset, stainless steel sink unit. uPVC double glazed window to the rear elevation providing views over the Garden. Ample space for a range of freestanding appliances.

Lower Ground Floor

There is a door opening to a smaller Chamber underneath the Hallway. Door through to the Main Cellar Chamber and further door providing access to a WC and sink. This then has a door leading into a Store Room.

Main Cellar Chamber, having an opaque glazed window to the front. Inset spotlights to the ceiling. Two built-in cupboards, one housing the Vaillant gas central heating boiler. A further door opens to a further Cellar Chamber which has a uPVC double glazed window to the rear elevation.

First Floor Landing, having a spindled balustrade to the return of the staircase opening. A further smaller staircase rises to the Converted Loft Space. Panelled doors then provide access to the Four Double Bedrooms, Shower Room and a Family Bathroom. Useful large built in storage cupboards.

Bedroom One. A magnificent, large Double Bedroom, having a uPVC double glazed window to the front elevation. Period, cast iron fire surround to the chimney breast. Fitted wardrobes

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the front elevation. Additional, opaque, uPVC double glazed window to the side.

Bedroom Three, having a uPVC double glazed window to the rear elevation providing views over the Gardens. Additional, opaque, uPVC double glazed window to the side.

Bedroom Four, having a uPVC double glazed window to the rear elevation providing views over the Gardens.

The Family Bathroom is fitted with a suite, comprising of panelled bath with thermostatic power shower over, wash hand basin and WC.

Part-tiled walls. uPVC double glazed window to the rear elevation providing views over the Gardens. Wall-mounted, heated towel rail radiator. Double doors open to useful storage cupboard which also houses the hot water tank.

The Shower Room is fitted with a suite, comprising of enclosed shower cubicle with thermostatic power shower, wash hand basin and WC. Two, opaque, uPVC double glazed windows to the side elevation.

Converted Loft Space. A really useful room, not converted to a building regs bedroom, having a skylight Velux window to the rear. Storage space within the eaves.

Outside the property sits within a generous plot, having plenty of driveway parking to the front, this then leads to the attached Garage. There is access down the side via a gate leading to the rear.

There is an excellent sized established rear garden, having a paved patio area leading onto the main area of lawn with established borders and fruit trees.

An amazing house with so much space!

