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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

12 Park Road
Sale, Cheshire, M33 6WX



£775,000





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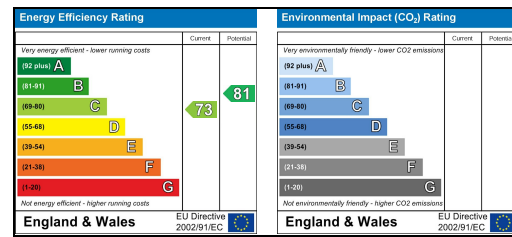


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

A BEAUTIFUL, COMPREHENSIVELY UPGRADED AND EXTENDED, FOUR BEDROOMED PERIOD SEMI DETACHED WITH DRIVEWAY PARKING AND EXCELLENT SIZED LANDSCAPED REAR GARDEN. STYLISH INTERIOR. IDEAL FOR PARK ROAD SCHOOL, TOWN CENTRE AND METROLINK.

Hall. Lounge. Fabulous Open Plan Living Dining Kitchen. Three excellent first floor Bedrooms. Large Converted Loft. Family Bathroom. Converted Outbuilding with Bedroom, Shower Room + Utility. A WONDERFUL FAMILY HOME!

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AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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 impressive, comprehensively extended and improved, Four Bedroomed Period Semi-Detached which offers impressive Accommodation over Three Floors including a large converted loft and converted outbuilding.

The location is just ideal, being within an easy reach of the Town Centre, Metrolink and close to Park Road Primary School which is literally just down the road.

Internally, the property has a stylish interior, numerous period features, much larger than average room sizes and modern kitchen and bathroom fittings.

There is a Converted Detached Outbuilding which is currently used as a guest bedroom, shower room and utility space.

In addition to the Accommodation, there is ample Driveway Parking and a beautiful, landscaped rear Garden extending to over 80ft in length!

An internal viewing will reveal:

Entrance Porch, having glazed, panelled double doors to the front with arched window above. Tiled floor. Step-up to an original panelled door with beautiful stained and leaded glass with matching windows flanking both sides and above.

Entrance Hallway, having a spindle staircase rising to the First Floor. Coved ceiling. Dado rail surround. Panelled doors then open to the Lounge and Open Plan Living Dining Kitchen.

Lounge. An impressive, large Reception Room, having a uPVC double glazed, bay window to the front elevation with stained and leaded glass window lights. Period fireplace feature to the chimney breast. Coved ceiling. Picture rail surround.

Open Plan Living and Dining Kitchen. A wonderful, large 'L' shaped room, perfect for modern family living. The Kitchen itself is fitted with a range of modern base and eye-level units with worktops over and inset, white ceramic sink unit with mixer tap. Built-in Neff double oven with Neff induction hob. Ample space for a range of freestanding appliances. uPVC double glazed window to the rear elevation overlooking the Gardens. Coved ceiling. Picture rail surround. Hollowed-out chimney breast feature with cast-iron woodburning stove. Dining Area, having uPVC double glazed windows to two elevations providing fabulous views over the large rear Garden. uPVC double glazed French doors open out onto the rear Garden.

First Floor Landing, having a spindle balustrade to the return of the staircase opening. Opaque, uPVC double glazed window to the side elevation. Panelled doors then provide access to the Three Double Bedrooms and Bathroom. There is then a staircase rising to the Converted Loft Room.

Bedroom One. A superb, large Double Bedroom, having a uPVC double glazed bay window to the front elevation with stained and leaded glass window lights. Extensive built-in wardrobes. Picture rail surround. Coved ceiling.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the rear elevation providing views over the Garden. Built-in wardrobe. Period cast-iron fire surround to the chimney breast. Picture rail surround.

Bedroom Three. A larger than average Third Bedroom, having a uPVC double glazed window to the front elevation with stained and leaded glass window lights. Picture rail surround.

The Bathroom is fitted with a suite, comprising of tiled, deep panelled bath with thermostatic shower over and fitted glass shower screen, wall-hung vanity sink unit and low-level WC. Opaque, uPVC double glazed window to the rear elevation.

Converted Loft Room. A superb, excellent additional space, having two Velux windows to the rear elevation. Further

storage space within the eaves.

Outside there is a Detached 21' Converted Outbuilding currently offering a guest fourth Bedroom, Shower room and Utility space. The room has uPVC double glazed windows to the side, uPVC double glazed door and a skylight window. Fitted unit with sink and space beneath for a washing machine.

To the front the property is set back from the road and has ample off street parking.

The rear gardens are a real feature, being of an excellent size extending to over 80ft in length. They are beautifully landscaped, having a main area of lawn with well established borders and further large patio area at the back of the garden.

A wonderful family home!

