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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

# 12 Campbell Road

Sale, M33 4AP



£585,000





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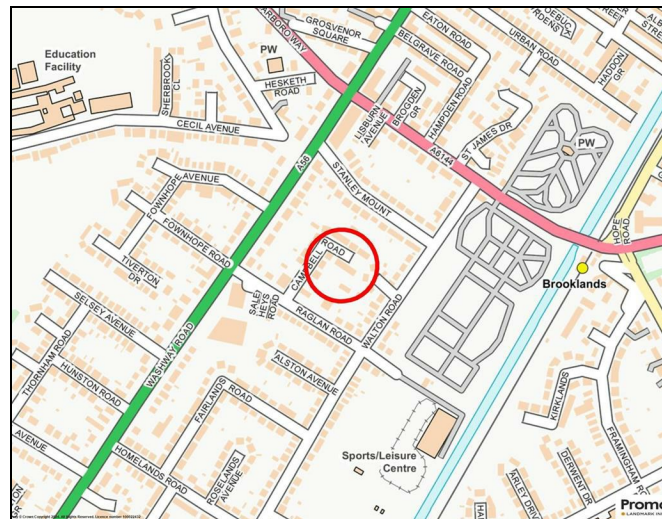
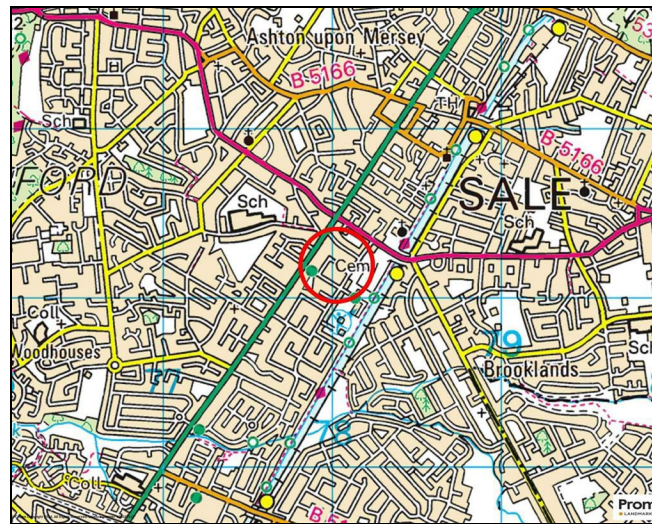
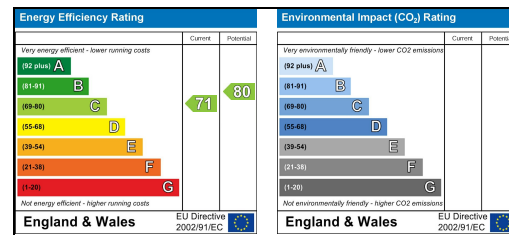


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## energy efficiency

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



# Overview

**\*\*NO CHAIN\*\* A FABULOUS LARGE, COMPREHENSIVELY EXTENDED AND UPGRADED, FOUR BEDROOMED SEMI DETACHED LOCATED ON THIS VERY POPULAR CUL DE SAC. IDEAL FOR WALTON PARK/METRO/SCHOOLS. OVER 1500 SQFT.**

Hall. Four Reception rooms. Stylish Kitchen. Utility. Four Bedrooms. Large Family Bathroom. Ample parking. Good sized private rear 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

A fabulous large, comprehensively extended and refurbished, Four Bedroomed Semi-Detached which enjoys over 1500 sqft of Accommodation.

The location is ideal, at the end of a popular cul de sac, literally just down the road from the Entrance to Walton Park, close to the Metrolink and ideal for several of the Schools.

Internally the property offers a superb amount of room for a growing family especially to the ground floor, effectively having four reception rooms.

There is neutral re decoration, solid oak flooring, Contemporary oak doors and modern kitchen and bathroom fittings.

In addition to the accommodation there is driveway parking and a really good sized rear garden.

An internal viewing will reveal:

Entrance Porch having glazed double doors to the front. Tiled floor. Step-up to an opaque, glazed, panelled inner door leading to the Entrance Hallway.

Entrance Hall. A lovely Entrance into the property having a spindled balustrade staircase rising to the First Floor. Glazed, contemporary oak doors open to the Lounge, Kitchen and Play Room/Study. Solid oak flooring. Play Room. A lovely addition to the property having a uPVC double glazed window to the front elevation. Continuation of the solid oak flooring.

Large through Lounge and Dining Room having an angled, uPVC double glazed bay window to the front elevation. Coved ceiling. Picture rail surround. Continuation of the solid oak flooring. Attractive fireplace feature to the chimney breast in the Living Area. Glazed oak double doors open to the Family Room.

Family Room having a part-glass roof and part-vaulted ceiling with two Velux windows. Continuation of the solid oak flooring. uPVC double glazed French doors open out to the rear Garden. Large opening into the Breakfast Kitchen.

A stylish Breakfast Kitchen re-fitted with an extensive range of contemporary, gloss-finish, base and eye-level units with polished chrome handles and worktops over. Inset, one-and-a-half bowl ceramic sink unit with mixer tap. Built-in, 'Bosch', electric double oven. Five ring 'Bosch' gas hob with stainless steel and glass extractor hood over. Integrated 'Bosch' microwave. Integrated fridge freezer. Integrated dishwasher. Integrated, additional single freezer. Matching central island units which double-up as a Breakfast Bar. Oversized, square, polished tiled floor. Part-vaulted ceiling with two Velux windows. uPVC double glazed French doors open out onto the rear Garden. Wall-mounted, gas central heating boiler concealed within one of the wall-mounted cupboards. Glazed door opens to the Cloak Room. From the Cloak Room, there is a further door to the Utility Room.

Utility Room, having a Wc, white rectangular sink unit, fitted wood block worktop with space beneath suitable for a washing machine and dryer. UPVC double glazed window to the rear elevation. Wall-mounted, heated, 'Victorian-style' radiator and towel rail. Part-tiled walls.

First Floor Landing having a spindled balustrade to the return of the staircase opening. From the Landing there are contemporary oak doors opening to the Four Bedrooms and Family Bathroom.

Bedroom One. A well-proportioned Double Bedroom having a uPVC double glazed window to the rear elevation providing views over the Garden.

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

Bedroom Three - forming part of the Extension - another lovely Double Bedroom having uPVC double glazed windows to the front and rear elevation, plus, two, additional, opaque, uPVC double glazed windows to the side.

Bedroom Four having a uPVC double glazed window to the front elevation.

A fabulous, large, extended Bathroom fitted with a suite comprising of: freestanding, roll-top, clawfoot bath with central chrome mixer taps and shower mixer attachment, separate enclosed shower cubicle with thermostatic shower and oversized 'Drench' showerhead, low-level WC, pedestal wash hand basin. Wall-mounted, 'Victorian-style' radiator and towel rail. Part-tiled walls. Tiled floor. Opaque, uPVC double glazed window to the rear elevation. Inset spotlights to the ceiling.

Outside to the front the property is approached via a driveway providing ample off street parking for multiple vehicles plus a bike shed and bin storage unit.

To the rear the property enjoys a good sized private garden, having a paved patio area leading onto the main area of lawn with borders surrounding

A superb family home in a fantastic neighbourhood!

Approx Gross Floor Area = 1540 Sq. Feet  
= 143.0 Sq. Metres

