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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£550,000

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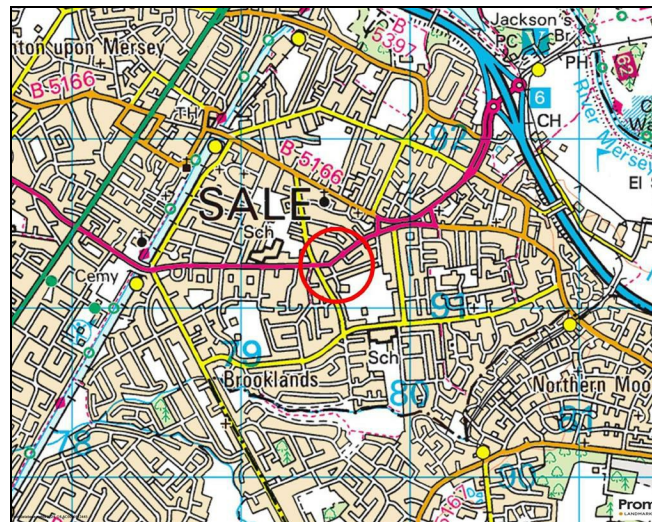
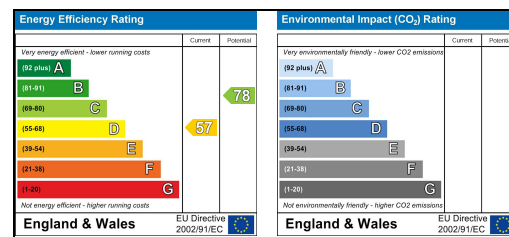


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

A FABULOUS, COMPREHENSIVELY UPGRADED, LARGE FOUR BEDROOMED PERIOD TERRACE WITH IMPRESSIVE CONVERTED CELLARS. OVER 1600 SQFT OVER FOUR FLOORS. DRIVEWAY PARKING. LOVELY REAR GARDEN. GREAT LOCATION FOR SALE MOOR VILLAGE/SCHOOLS.

Hall. Lounge. Dining Room. Breakfast Kitchen. LGF Sitting Room, Bedroom 4 + En Suite Shower. Three upper floor Bedrooms. Laundry Room. Bathroom. Enclosed rear Garden.



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, much upgraded and improved, Four Bedroomed Period Terrace which offers over 1600 sqft of Accommodation over Four Floors including an impressive Cellar Conversion. This property is offered for sale with no chain!

The property has been extensively refurbished throughout including stylish Kitchen and Bathroom fittings and extensive re-plastering and decoration. In addition there are numerous period features throughout including high coved ceilings, pitched skirting boards, gorgeous plantation shutters and fireplaces.

The location is popular, being ideally placed for several of the Local Schools including Sale Grammar and very convenient for Sale Moor Village which is literally just down the road.

The Cellars have been converted, with 7'11" ceiling height, to provide two additional rooms, one being a Playroom/Sitting room and other being the Fourth Bedroom with En Suite Shower Room.

In addition to the Accommodation, there is driveway Parking to the front and a landscaped garden to the rear.

Ground Floor

Entrance Hallway. Having an oversized paneled front door with arched window above. Coved ceiling. Door provides access to the Lounge and the Hall is then open plan to the Dining Room.

Lounge. A superb large reception room having a wide angled three section uPVC double glazed bay window to the front elevation with attractive plantation shutters. Hollowed out chimney breast feature with wood burning stove.

Dining Room. Another excellent sized reception room having a uPVC window to the rear elevation. Spindled staircase rises to the First Floor and a staircase provides access to the Lower Ground Floor. Coved ceiling. Built in cabinet to one of the alcoves. Opening to the Breakfast Kitchen.

Breakfast Kitchen. A stylish Kitchen refitted with an extensive range of contemporary grey finish units with worktops over and inset sink unit with mixer tap. Stainless steel oven with four ring gas hob within a hollowed out chimney breast feature with inset extractor hood. Integrated fridge freezer and dishwasher. Wine fridge. Useful breakfast bar area. Built in nest system. Tiled floor. uPVC window to the side elevation and a set of uPVC double glazed French doors open out to the Rear Garden. Wall mounted Valiant gas central heating boiler concealed within one of the cupboards. Underfloor heating.

Lower Ground Floor

Sitting Room. Having a uPVC window to the rear elevation. Fitted worktop space with worktops over and inset circular sink unit with mixer tap. Built in wine chiller. Inset spotlights to the ceiling. Glazed double doors open to Bedroom Four. 7ftx11ft ceiling height.

Bedroom Four. A superb large double room having a uPVC double glazed window to the front elevation. Inset spotlights to the ceiling. Door through to the En Suite Shower Room. 7'11" ceiling height

En Suite Shower Room. Fitted with a contemporary suite comprising of walk in wet room style shower with oversized drench showerhead and thermostatic shower. Space saver vanity sink unit. WC. Wall mounted polished chrome towel rail radiator. Tiled floor. Tiled walls.

First Floor Landing. Having a spindle balustrade returns the staircase opening. Further spindle staircase rises to the Second Floor. Doors then provide access to the Two Double Bedrooms, Family Bathroom and Laundry Room.

First Floor

Bedroom One. A wonderful large double bedroom having a wide angled three section bay window to the front elevation plus an additional uPVC double glazed window to the front.

Bedroom Two. Another good double room having a uPVC double glazed window to the rear elevation. Period cast iron fire surround with tiled hearth to the chimney breast. Built in wardrobes to one of the alcoves. Picture rail surround.

Laundry Room. Having space and plumbing suitable for a washing machine and dryer. uPVC double glazed window to the side elevation.

Family Bathroom. A large bathroom fitted with a period style white suite with chrome fittings comprising of roll top claw foot bath with mixer taps and shower mixer attachment. Separate large shower enclosure with thermostatic shower. WC. Wash hand basin. Tiled walls. Wall mounted polished chrome towel rail radiator. Inset spotlights to the ceiling. Opaque uPVC window to the rear elevation.

Second Floor. Door opens to Bedroom Three.

Bedroom Three. Another good double room having a uPVC double glazed window to the rear elevation. Inset spotlights.

Outside to the rear the property enjoys a lovely private landscaped garden mostly stone paved for easy maintenance with borders surrounding and Contemporary timber work for climbing plants.

