



**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

8 York Road

Sale, M33 6EZ



Offers Over £525,000

[www.watersons.net](http://www.watersons.net)

[www.watersons.net](http://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

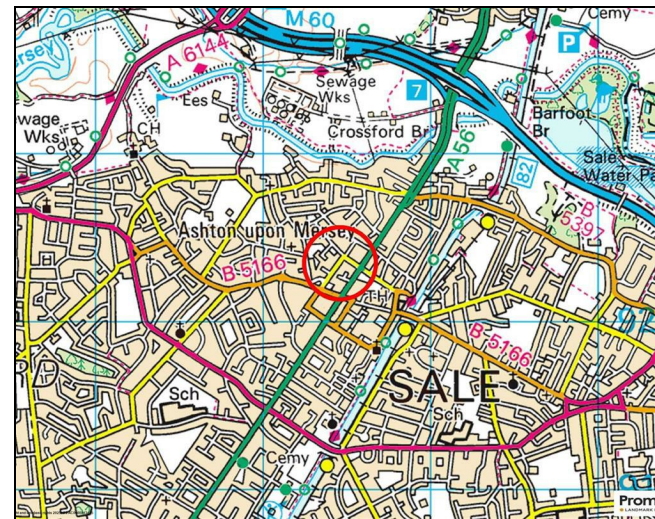
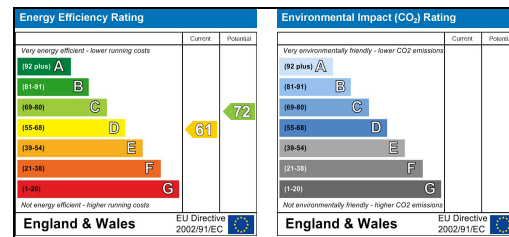


INDEPENDENT ESTATE AGENTS



## energy efficiency

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



# overview

A STUNNING, COMPREHENSIVELY UPGRADED AND EXTENDED, FOUR BEDROOMED PERIOD SEMI DETACHED OFFERING OVER 1400 SQFT OF ACCOMMODATION INC A FABULOUS LOFT CONVERSION. IDEAL LOCATION PERFECT FOR TOWN CENTRE AND PARK ROAD PRIMARY. DRIVEWAY AND BEAUTIFUL GARDEN.

Hall. Lounge. Dining Room. Kitchen. Four Bedrooms. Two Bath/Shower Rooms, one En Suite. Lovely enclosed rear Garden. Driveway Parking.

CONTACT SALE 0161 973 6688



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures 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 extended, Four Bedroomed, Period Semi-Detached which offers over 1400 square feet of accommodation over Three Floors, including a fabulous Loft Conversion.

The property has been transformed into a beautiful modern family home and the improvements include extensive re plastering and decoration, replacement floor coverings, contemporary kitchen and bathroom fittings, some attractive window shutters and gas central heating throughout.

The location is just ideal, on this very desirable road, perfect for the Town Centre, including the vibrant Stanley Square with its range of bars and restaurants and Park Road Primary School.

In addition to the accommodation, there is ample Driveway Parking, and a landscaped enclosed rear Garden.

An internal viewing will reveal:

Recessed Porch with step to an opaque, glazed, panelled front door with window above. A staircase rises to the First Floor. Panelled doors through to the Dining Room.

Lounge. A wonderful, large Reception Room having a wide square bay window to the front elevation with attractive window shutters. Hollowed out chimney breast feature with beam above. Coved ceiling. Large opening into the Dining Room.

Dining Room. Another good sized Reception Room having a set of uPVC double glazed French doors opening out onto the rear garden. Hollowed out chimney breast feature. Panelled door through to the Breakfast Kitchen.

Breakfast Kitchen fitted with a range of modern base and eye level units with polished chrome handles and worktops over, including a useful breakfast bar area. Inset sink unit with 'spray' mixer tap. Built in electric oven with five ring gas hob and extractor hood over. Ample space for a range of freestanding appliances. Tiled floor. Part tiled walls. Inset spotlights to the ceiling. Double glazed uPVC door opens to outside and a uPVC double glazed window to the side overlooking the gardens. Doors then provide access to the Ground Floor WC/Utility and useful understairs storage cupboard.

Ground Floor WC/Utility fitted with a low level WC and wall hung wash hand basin. Fitted worktop with space and plumbing beneath suitable for a washing machine. continuation of the tiled floor. Opaque uPVC double glazed window to the rear elevation. Wall mounted gas central heating boiler concealed within a cupboard.

First Floor Landing with doors opening to Three of the Bedrooms and Shower room. A staircase rises to the Second Floor.

Bedroom Two. A wonderful large Double Bedroom having two uPVC double glazed windows to the front, both with attractive window shutters. Built in wardrobe cupboard with stripped door.

Bedroom Three. Another good Double Room having a uPVC double glazed window to the rear.

Bedroom Four. Another Double Room having a uPVC double glazed window to the side.

Shower Room fitted with a suite comprising of a wet room style shower, WC and wash hand basin. Opaque uPVC double glazed window to the side.

Second Floor Landing having a door to Bedroom One and uPVC double glazed window to the rear.

Bedroom One. An impressive large Double Room having a uPVC double glazed window to the rear and a Velux window to the front. Door to the En Suite Bathroom.

En Suite Bathroom fitted with a contemporary suite comprising of a shaped panelled bath with thermostatic shower over and fitted shower screen, WC and wash hand basin. Velux window to the front.

Outside, the front the property is approached via a Driveway providing ample parking.

To the rear, there is a superb, landscaped Garden, mostly laid to lawn with two separate patio areas.

A stylish property in such a convenient location!

FREEHOLD  
ENERGY RATING: D  
COUNCIL TAX BAND: C

Approx Gross Floor Area = 1429 Sq. Feet  
(Including Roof Void Storage) = 132.8 Sq. Metres

Approx Gross Floor Area = 1334 Sq. Feet  
(Excluding Roof Void Storage) = 124.0 Sq. Metres

