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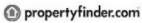


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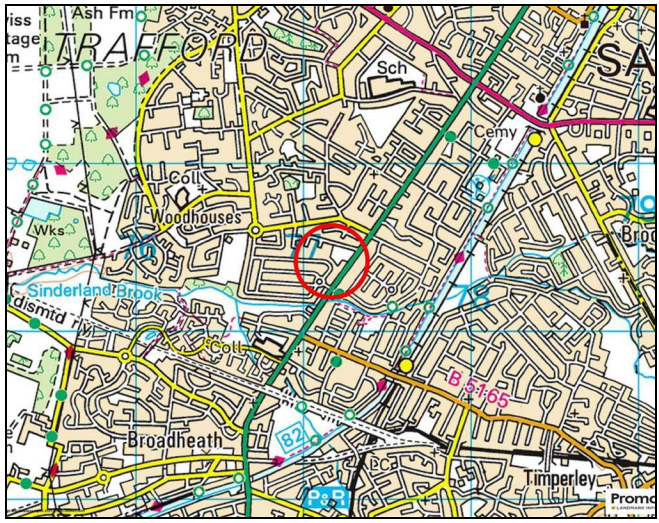
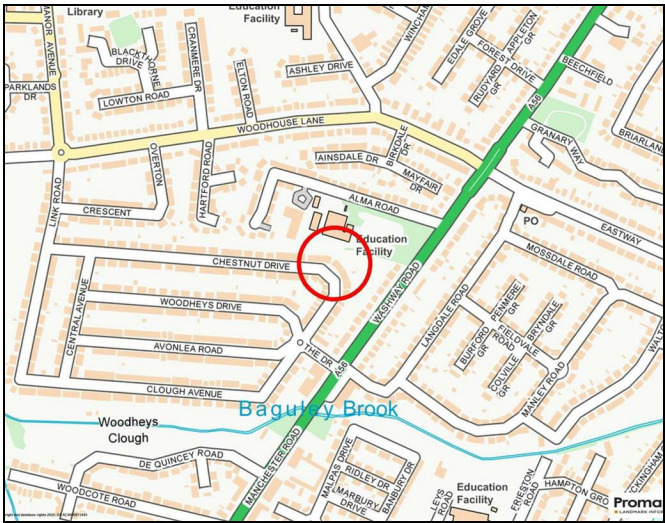
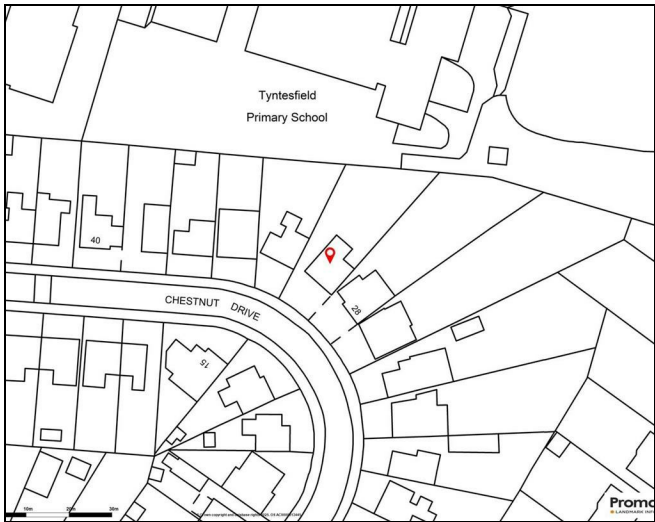
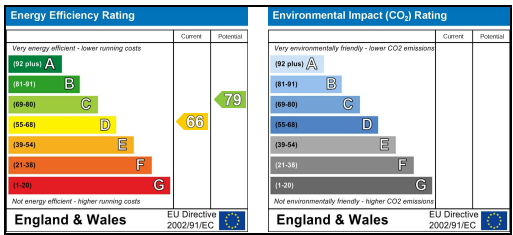


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

AN IMPRESSIVE, COMPREHENSIVELY EXTENDED AND UPGRADED, FOUR BEDROOMED DETACHED WHICH OFFERS OVER 1700SQFT OF ACCOMMODATION. FABULOUS LARGE REAR GARDEN. IMMACULATE INTERIOR. PERFECT LOCATION FOR SCHOOLS.

Hall. Lounge. Sitting Room. Superb large Open Plan Dining Kitchen. Four Bedrooms. Two Bath/Shower - One En Suite. Driveway Parking. Integral Garage. Beautiful Gardens. A WONDERFUL FAMILY HOME!

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 impressive, comprehensively extended and refurbished, Four Bedroomed Detached which offers over 1700 sqft of accommodation.

The property is ideally positioned within this ever popular neighbourhood perfect for several of the Local Schools including Tyntesfield Primary.

Internally there is an immaculate interior along with modern kitchen and bathroom fittings.

In addition to the Accommodation, there is ample Driveway Parking and a stunning large established rear garden.

An internal viewing will reveal:

Recess Porch with step-up to an opaque, glazed, panelled front door with windows flanking both sides and above.

Hall, having a spindled staircase rising to the First Floor. Doors then open to the Lounge, Sitting Room and Dining Kitchen.

Sitting Room. A well-proportioned Reception Room, having a uPVC double glazed, bay window to the front elevation. Picture rail surround.

Lounge. Another excellent sized Reception Room, having a full height uPVC double glazed bay window providing fabulous views over the large rear Garden. Picture rail surround.

Open Plan Dining Kitchen. A stunning, large Family Kitchen with plenty of space for a large dining table. The Kitchen itself is fitted with an extensive range of contemporary, gloss-finish base and eye-level units with chrome handles and granite worktops over with inset, one and a half bowl sink unit with mixer tap and instant boiling water tap. Useful breakfast bar area. Ample space for a Range cooker (maybe available subject to further negotiations) with oversized Rangemaster extractor hood over. Built-in Neff microwave oven. Ample space for an American-style fridge freezer. Integrated dishwasher and washer/dryer. uPVC double glazed French doors open out to the rear Garden. uPVC double glazed window to the rear providing views over the Gardens, plus an additional leaded and stained, uPVC double glazed window to the side. Extensive spotlights to the ceiling. Door through to the Integral Garage.

Integral Garage, having an electronically operated, metal roller door to the front. uPVC door to the side and a wall-mounted, Worcester gas central heating boiler.

First Floor Landing, having a spindled balustrade to the return of the staircase opening. Doors the provide access to the Four Bedrooms and Family Bathroom. Loft access point.

Bedroom One. An impressive, large Double Bedroom, having a uPVC double glazed window to the rear elevation providing fantastic views over the rear Garden. Additional uPVC double glazed window to the side. Door through to the En Suite Shower Room.

The En Suite Shower Room is fitted with a suite, comprising of enclosed shower cubicle with electric shower, wall-hung wash hand basin and WC. Wall-mounted, heated, polished, chrome towel rail radiator. Tiled floor. Tiled walls.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed, bay window to the front elevation. Built-in wardrobes across the full length of one wall. Picture rail surround.

Bedroom Three, having a uPVC double glazed window to the rear elevation overlooking the Gardens. Picture rail surround.

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

A spacious Family Bathroom, fitted with a contemporary white suite with chrome fittings, comprising of deep, double-ended panelled bath with shower mixer attachment, separate shower enclosure with thermostatic shower, vanity sink unit and WC. Wall-mounted, heated, polished, chrome towel rail radiator. Opaque, uPVC double glazed window to the front elevation, plus an additional, leaded and stained glass, uPVC double glazed window to the side

Outside to the front the property is approached via a paved driveway providing ample parking, there is then a gate at the side leading to the rear.

The gardens are a wonderful feature of the property being of an excellent size and really private. They are mostly laid to lawn with paved patio are established borders surrounding.

An immaculate family home!

