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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

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33 Moss Lane

Sale, M33 6QF



£895,000

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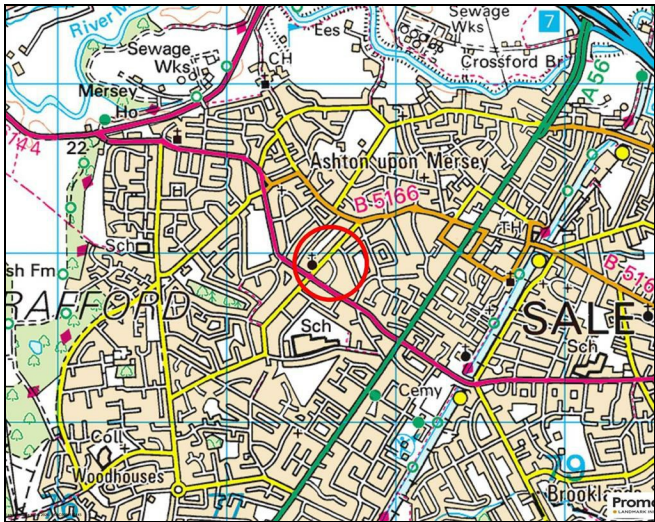
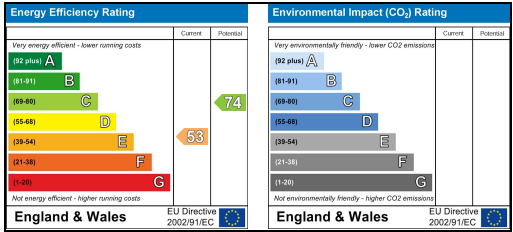
WATERSONS

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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

AN IMPRESSIVE LARGE, EXTENDED AND UPGRADED, FIVE BEDROOMED DETACHED PROPERTY ON ONE OF SALE'S PREMIUM ROADS WHICH ENJOYS A WONDERFUL ESTABLISHED CORNER GARDEN PLOT. EXTENSIVE PARKING. PERFECT FOR SCHOOLS + TOWN CENTRE.

Hall. WC. Lounge. Dining Room. Breakfast Kitchen open to Sitting Room. Five Bedrooms including large loft conversion. Bathroom. Garage. Ample Parking. Established Gardens. FIRST CLASS LOCATION. Energy Rating E

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, extended and upgraded, Five Bedroomed Detached Property which enjoys a superb established private corner garden plot.

The location is ideal, Moss Lane has always been one of Sale's most desirable roads being within an easy reach of several of the popular Schools and the Town Centre.

Internally, the property offers excellent Family Accommodation extending to over 2200 sqft over three floors including a spacious loft conversion.

Externally, the property enjoys a superb corner plot with landscaped gardens to three sides, wide frontage providing extensive parking and a Garage.

An internal viewing will reveal:

Entrance Porch, having a uPVC double glazed window to the front elevation. Tiled floor. Step-up to an opaque, leaded panelled door through to the Entrance Hallway.

Entrance Hallway, having a spindle staircase rising to the First Floor. Doors then provide access to the Ground Floor WC, Lounge and Kitchen.

Ground Floor WC. Fitted with a low-level WC and wash hand basin. Opaque, uPVC double glazed window to the side elevation. Useful recess which has space and plumbing suitable for a washing machine.

Lounge. A superb, large Reception Room, having a uPVC double glazed window to the front elevation. Hollowed-out chimney breast feature with DEFRA approved, A+ rated multi-fuel wood burning stove. Coved ceiling. Double doors open to the Dining Room.

Dining Room. Another excellent-sized, extended Reception Room, having a uPVC double glazed window to the rear elevation overlooking the Gardens. Panelled door through to the Breakfast Kitchen.

The kitchen is fitted with an extensive range of base and eye-level units with woodblock worktops over and inset, one and a half bowl sink unit with 'Spray' mixer tap. Stainless steel fronted twin ovens with five ring gas hob and stainless steel extractor hood over. Integrated dishwasher and microwave. Integrated fridge/freezer. Opaque, glazed panelled door opens to the side Porch. Open plan to a sitting room providing the living kitchen feel families enjoy. The sitting area has uPVC double glazed French doors open out onto the rear Garden with windows flanking both sides. Additional, uPVC double glazed window to the side.

Side Porch, having a leaded composite door opening to outside. Double doors open to a useful storage cupboard which also houses the gas central heating boiler.

First Floor Landing, having access to Four of the Double Bedrooms and Bathroom. uPVC double glazed window to the side elevation.

Bedroom One. A fantastic, large Double Bedroom, having a uPVC double glazed window to the front elevation. Extensive built-in wardrobes with matching dressing table area.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the rear elevation overlooking the Gardens. Built-in wardrobes.

Bedroom Three. Another good-sized Double Bedroom, having a uPVC double glazed window to the front elevation. Built-in wardrobes.

Bedroom Four, having a uPVC double glazed window to the rear elevation overlooking the Gardens.

The Bathroom is fitted with a suite, comprising of corner panelled bath with electric shower over, vanity sink unit,

WC and bidet. Opaque, uPVC double glazed window to the side elevation. Tiled floor. Tiled walls.

Second Floor Landing.

Bedroom Five. A magnificent, large, Converted Loft Bedroom, having three skylight Velux windows to the rear elevation. Exposed beams. Extensive storage space within the eaves. uPVC double glazed window to the side elevation. Door through to the En Suite WC.

WC fitted with a low-level WC and wash hand basin.

Outside the property is approached via wrought iron gates onto a large driveway providing ample parking.

The gardens are a real features of the house, wrapping around three sides, being extensively stocked and landscaped and including large areas of lawn, seating areas, ornamental garden pond as well as a greenhouse.

A wonderful family home

Approx Gross Floor Area = 2247 Sq. Feet
= 208.8 Sq. Metres

