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energy efficiency

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(02-10) A	
(81-91) B		(11-21) B	
(69-80) C		(22-35) C	
(55-68) D		(36-45) D	
(39-54) E		(46-55) E	
(21-38) F		(56-65) F	
(1-20) G		(66-75) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Overview

A WONDERFUL, COMPREHENSIVELY UPGRADED AND EXTENDED, FIVE BEDROOMED EDWARDIAN SEMI DETACHED WITH DRIVEWAY PARKING AND LOVELY REAR GARDEN. OVER 2000 SQFT OVER THREE FLOORS. AMAZING LOFT COVERSON. FULL OF ORIGINAL FEATURES. IDEAL FOR PARK ROAD SCHOOL!

Large Hall. Sitting Room. Lounge. Open plan Dining Kitchen. Utility. Five Bedrooms. Two Bath/ Shower one En suite. Driveway Parking. Established Gardens.

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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 wonderful, comprehensively upgraded and extended, Five Bedroomed Edwardian Semi-Detached which offers over 2000 sqft of Accommodation over three floors.

The property has a striking part-rendered elevation with black and white apex and internally has a wide variety of period features such as beautiful stained glass, gorgeous fireplaces, panelled doors and coved ceilings.

The accommodation has been greatly enhanced to include a ground floor Dining room with bi folding doors and a stunning loft conversion creating an impressive Bedroom One with large En Suite, walk in wardrobe and Study Area!

The location is just ideal, on this very desirable road, perfect for the Town Centre and Park Road Primary School.

In addition to the Accommodation, there is ample Driveway Parking, and a lovely, established broadly South Westerly facing rear Garden.

An internal viewing will reveal:

Canopy Porch with twin pillars and beautiful original front door with stained and leaded glass and matching windows flanking both sides.

Entrance Hall. A wonderful spacious entrance into the property having spindle staircase rising to the First Floor. Tiled floors. Coved ceiling. Picture rail surround. Door then opens to the Sitting Room, Lounge, Kitchen and understairs storage.

Sitting Room. A well proportioned room having a wide angled bay window to the front elevation with stained and leaded glass window lights. Period fire place feature to the chimney breast. Coved ceiling. Picture rail surround. Stripped and painted floors.

Lounge. Another excellent sized reception room having a beautiful fireplace feature to the chimney breast with cast iron wood burning stove. Stripped wooden floors. Coved ceiling. Picture rail surround. Built in cabinets to each of the alcoves. Opening into the Dining Area.

Dining Area. Having a set of bi-folding doors opening out to the rear garden. Vaulted ceiling with two large skylight windows. Continuation of the stripped wooden floors. open plan to Kitchen.

Kitchen. A wonderful large kitchen fitted with a range of base and eye level units with woodblock worktops over and inset twin stainless steel sink unit with spray mixer tap. Built in NEFF stainless steel oven with five ring gas hob and extractor hood over. Beautiful period fire surround within a hollowed out and exposed brick chimney breast. Original built in stripped cupboards to one of the alcoves. Four sash windows to the side elevation. Further stripped panelled door provides access to the Rear Hallway. Tiled floor.

Rear Hallway. Having an opaque door opening to outside. Opening to the Utility Room.

Utility Room. Having base and eye level units with worktops over and stainless steel sink unit. Space and plumbing suitable for a washing machine and tumble dryer. Wall mounted Valiant gas central heating boiler. Window to the rear elevation overlooking the Gardens. Door through to the Ground Floor WC. Tiled floor.

Ground Floor WC. Fitted with a low level WC. Double glazed window to the rear elevation.

First Floor Landing. Having a spindled balustrade return the staircase opening. Further spindled staircase rises to the Second Floor. Doors then provide access to Four of the Bedrooms and Family Bathroom.

Bedroom Two. A wonderful large double bedroom having a leaded window to the front elevation. Period cast iron fire surround to the chimney breast. Picture rail surround.

Bedroom Three. Having a window to the rear elevation. Period fireplace feature to the chimney breast and built in wardrobes to each of the alcoves.

Bedroom Four. Another good double room having a sash window to the side elevation. Period style cast iron fireplace surround to the chimney breast. Built in wardrobe cupboard.

Bedroom Five. Another great double room having a window to the front elevation.

Family Bathroom. Fitted with a period style suite comprising of free standing claw top bath with thermostatic shower over. Two sash windows to the side elevation. WC. Wash hand basin. Part tiled walls. Stripped and varnished wood floor. Period style towel rail radiator.

Second Floor Landing. Having door through to Bedroom One. Door through to the Study.

Bedroom One. a magnificent large bedroom having a uPVC double glazed window to the rear elevation. Inset spotlights to the ceiling. Doors then provide access to the En Suite Shower Room and Walk in Wardrobe.

En Suite Shower Room. Fitted with a suite comprising of large walk in shower enclosure with thermostatic shower. Vanity sink unit with wall mounted mixer tap. WC. Wall mounted period style towel rail radiator. Part tiled walls. Tiled floor. Opaque uPVC double glazed window to the rear elevation.

Walk in Wardrobe. Having a skylight Velux window to the front elevation. Built in shelving cabinets to two walls.

Study. Having a skylight Velux window to the front elevation. Inset spotlights. There is also access to the under eaves storage.

Outside there is driveway parking to the front.

To the rear there is a lovely established landscaped broadly South Westerly facing garden, having a stone paved patio area which steps down to the main area of lawn with borders surrounding.

An impressive family home full of character!

- Freehold Property
- Council Tax Band - E

