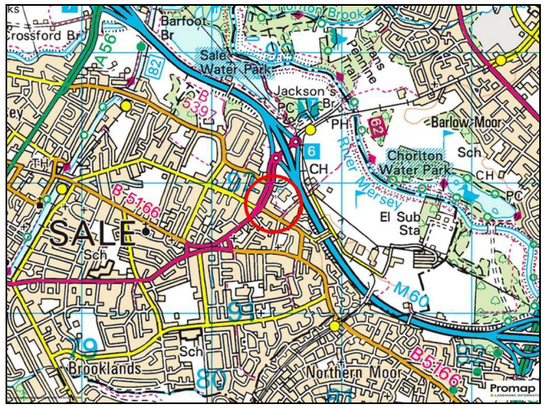
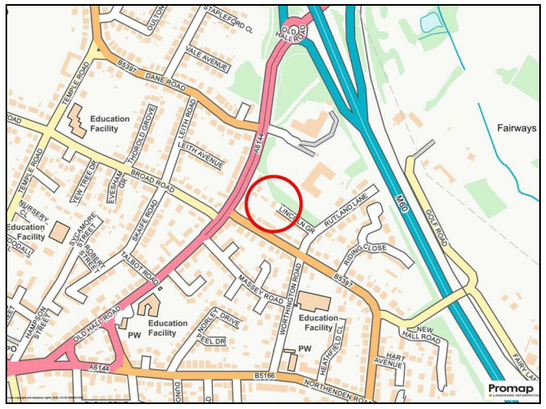
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

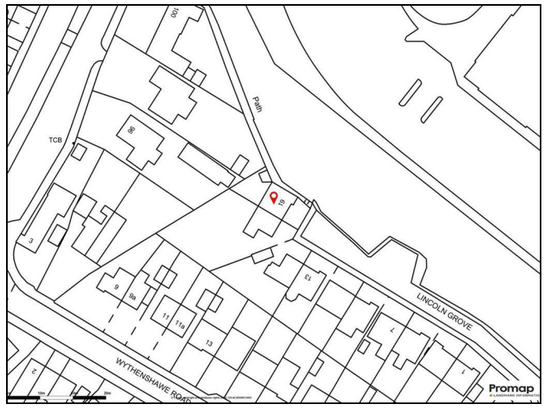
SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

WATERSONS
INDEPENDENT ESTATE AGENTS

location

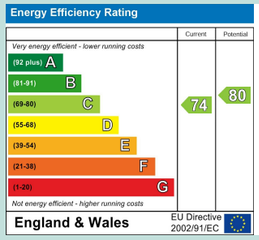


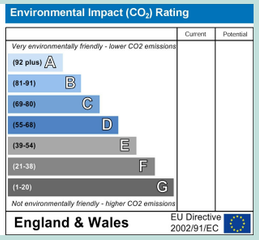




energy efficiency

In line with Government Legislation, we are now able to provide an
Energy Performance Certificate (EPC) rating (see table on the right)





AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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.

WATERSONS
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19 Lincoln Grove

Sale, M33 2JG

AN IMPRESSIVE, COMPREHENSIVELY EXTENDED, FOUR BEDROOMED SEMI DETACHED WHICH ENJOYS A WONDERFUL PRIVATE GARDEN PLOT. IDEAL CUL DE SAC LOCATION. PERFECT FOR SCHOOLS AND METROLINK.

Porch. Hall. WC. Lounge. Dining Room. Breakfast Kitchen. Playroom/Study. Four Bedrooms. Bathroom. Useful loft space. Fabulous landscaped gardens. Ample driveway parking.

CONTACT SALE 0161 973 6688

Offers Over £465,000

www.watersons.net

in detail

An impressive, extended and improved, Four Bedroomed Semi-Detached property which enjoys a lovely private garden plot.
h
The location is ideal, positioned at the end of a cul de sac ideal for several of the Local Schools including Worthington Primary which is just around the corner. In addition there is the Metrolink at Sale Water Park and easy access to the M60 which are close by.

In addition to the accommodation there is ample driveway parking and a beautiful landscaped rear garden.

An internal viewing will reveal:

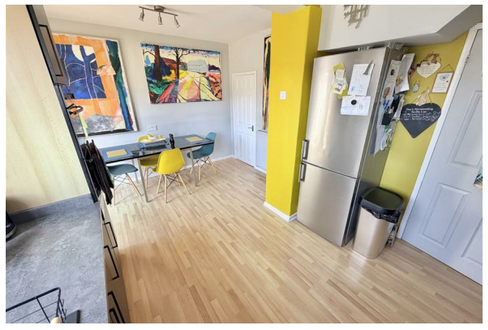
Entrance Porch, having uPVC double glazed double doors to the front. Tiled floor. Opaque glazed inner door through to the Entrance Hallway.

Entrance Hall, having a spindle staircase rising to the First Floor. Useful understairs storage cupboard. Doors then open to the Lounge and Kitchen.

Lounge. An excellent-sized Reception Room, having a uPVC double glazed window to the front elevation. Hollowed-out chimney breast feature. Opening into the Dining Room.

Dining Room. Another good-sized room, having a set of uPVC double glazed French doors opening out onto the rear Garden.

A well-proportioned extended Kitchen with plenty of space for a table. The Kitchen itself is fitted with a range of modern base and eye-level units with worktops over and inset, one and a half bowl sink unit with mixer tap. Built-in double oven with four ring gas hob and extractor hood over. Integrated dishwasher. Ample space for a tall fridge freezer unit. uPVC double glazed window to the rear elevation providing views over the Garden and a set of uPVC double glazed French doors opening out to the rear. Door through to the Playroom/Sitting Room.



Playroom/Sitting Room. A recently completed Garage Conversion providing another Third Reception Room. The room has a uPVC double glazed window to the front elevation. Inset spotlights to the ceiling. Useful built-in storage cupboards. A further cupboard houses the wall-mounted, gas central heating boiler. Door through to the Ground Floor WC.

Ground Floor WC fitted with a low-level WC. Wall-hung wash hand basin.

First Floor Landing, having doors providing access to the Four Bedrooms and Bathroom. large Loft access point with pull-down ladder. The Loft has been converted to provide excellent additional storage space and has a Velux window

Bedroom One. A superb, large Double Bedroom, having a uPVC double glazed

window to the front elevation. Built-in wardrobes.

Bedroom Two. another good-sized Double Bedroom, having a uPVC double glazed window to the rear elevation providing views over the Garden.

Bedroom Three, having uPVC double glazed windows to the front and rear elevations.

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

The Bathroom is fitted with a contemporary white suite with chrome fittings, comprising of deep, double-ended panelled bath with thermostatic shower over and fitted glass shower screen, twin drawer vanity sink unit and enclosed cistern WC. Wall-mounted, heated, polished chrome towel rail radiator. Opaque, uPVC double glazed window to the rear elevation.

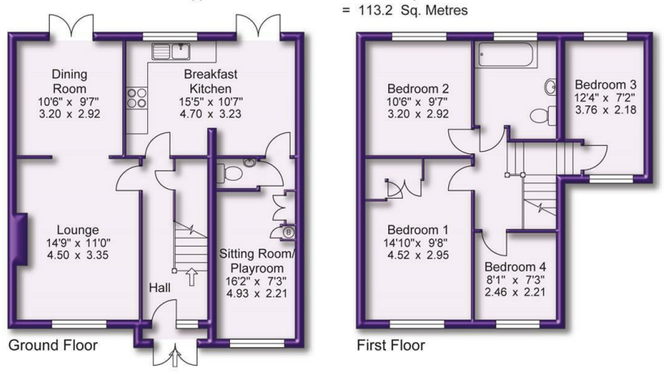
Outside to the front, the property is approached via a paved driveway providing ample off street parking.

To the rear, the property enjoys a lovely, enclosed Garden, beautifully landscaped with extensively stocked borders. Original period returning wall at the back of the Garden and paved patio areas.

A superb family home!

- LEASEHOLD 999 YEARS FROM 1 JULY 1965 - LEASE ENDS - 1 JULY 2964
938 YEARS REMAIN

Approx Gross Floor Area = 1219 Sq. Feet
= 113.2 Sq. Metres



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