



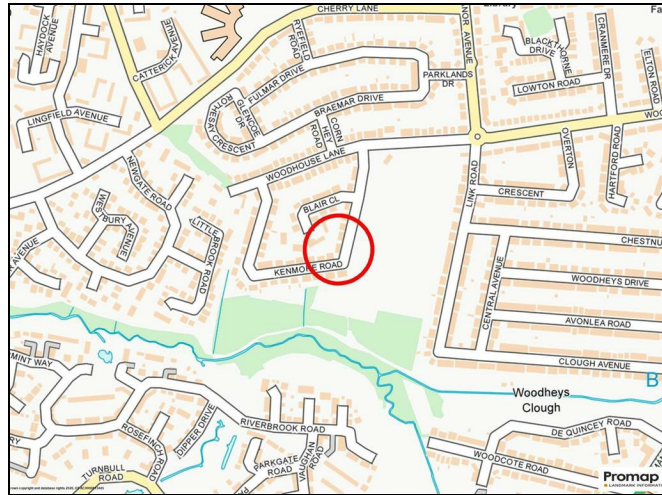
HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

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

location



INDEPENDENT ESTATE AGENTS

28 Kenmore Road Sale, M33 4LP



AN IMPRESSIVE, COMPREHENSIVELY EXTENDED AND UPGRADED, FIVE BEDROOMED SEMI DETACHED WHICH ENJOYS A WONDERFUL POSITION OVERLOOKING WOODHEYS PARK. POPULAR LOCATION CLOSE TO SEVERAL SCHOOLS. OVER 1700 SQFT.

Hall. Three good sized reception rooms. Dining Kitchen. Five Bedrooms. Two Bath/Shower rooms. Established Gardens. Ample Driveway Parking.

CONTACT SALE 0161 973 6688

energy efficiency

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

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) 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	

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.

£625,000

in detail



An impressive, comprehensively extended and upgraded, Five Bedroomed Semi-Detached which offers excellent family accommodation.

The property enjoys a fantastic position with an open aspect to the front overlooking Woodheys Park. In addition the location is always popular, being close to several Schools.

There is a superb amount of space for a family, having three reception room plus a Dining Kitchen as well as the Five Bedrooms and Two Bath/Shower rooms.

Externally there is ample Driveway Parking, and a lovely established rear garden.

An internal viewing will reveal:

Entrance Porch, having an opaque, leaded, uPVC double glazed front door. Spindle staircase rises to the First Floor with useful downstairs storage. Doors then provide access to the Lounge and Sitting Room.

Sitting Room. A well-proportioned Reception Room, having a deep-sill, wide bow window to the front elevation. Two, uPVC double glazed windows to the side elevation to either side of a fireplace feature. Coved ceiling.

Lounge. Another excellent-sized Reception Room, having a uPVC double glazed, deep-sill bow window to the front elevation. Attractive fireplace feature to the chimney breast. Coved ceiling.

Dining Kitchen. A wonderful, large 'L' shaped room, perfect as a Dining Kitchen. The Kitchen itself has been refitted with an extensive range of white base and eye-level units with chrome handles and worktops over with inset sink unit and mixer tap. Built-in twin ovens with induction hob and oversized extractor hood over. Integrated dishwasher and washing machine. Wall-mounted, Vaillant gas central heating boiler concealed within one of the cupboards. uPVC double glazed windows to the rear and side elevations overlooking the Gardens. Within the Dining Area there is a uPVC double glazed door opening to outside. Large, exposed brick fireplace feature with beam. Inset spotlights to the ceiling. Opening into the Family Room.

Family Room, having a uPVC double glazed door with windows flanking both sides opening out onto the rear Garden and directly out onto the decked patio area. Coved ceiling.

First Floor Landing, having a spindle balustrade to the return of the staircase opening. Doors then provide access to the Five Bedrooms, Family Bathroom and additional Shower Room. large Loft access point. The Loft has been partially converted with flooring and plastered walls as well as a Velux window.

Bedroom One. An excellent-sized Double Bedroom, having a uPVC double glazed



window to the front elevation.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the front elevation providing fabulous views over Woodheys Park.

Bedroom Three, having a uPVC double glazed window to the rear elevation providing views over the Garden.

Bedroom Four, having a uPVC double glazed window to the rear elevation providing views over the Garden.

Bedroom Five, having a uPVC double glazed window to the front elevation providing views towards Woodheys Park.

Family Bathroom fitted with a contemporary white suite with chrome fittings, comprising of deep, double-ended, tiled panelled bath with wall-mounted, mixer taps, separate, large shower cubicle with thermostatic shower, wash hand basin and WC. Opaque, uPVC double glazed window to the rear elevation. Inset spotlights to the ceiling. Tiled floor. Tiled walls.

The Shower Room is fitted with a suite, comprising of large shower cubicle with thermostatic shower, wash hand basin and WC. Tiled floor. Opaque, uPVC double glazed window to the side elevation. Inset spotlights to the ceiling.

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

To the rear there is a lovely lawned garden with established borders, decked patio and further paved areas.

A wonderful family home!

