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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

56 Barkers Lane

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£750,000

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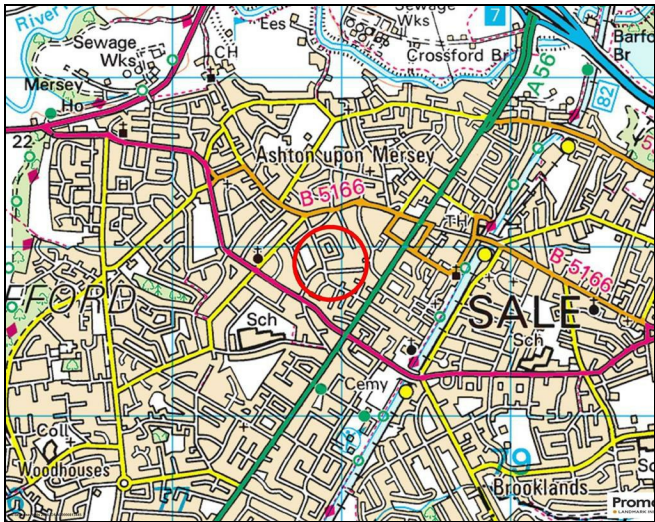
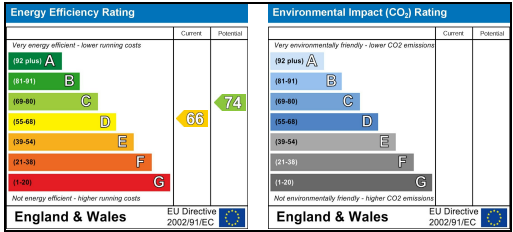
WATERSONS

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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

A FABULOUS, COMPREHENSIVELY UPGRADED, FIVE BEDROOMED PERIOD PROPERTY WHICH OFFERS OVER 2500 SQFT OVER FOUR FLOORS. IDEAL LOCATION ON THIS EVER POPULAR ROAD PERFECT FOR THE TOWN CENTRE/SCHOOLS. AMPLE DRIVEWAY PARKING. LOVELY ENCLOSED LAWNED GARDENS.

Hall. Lounge. Dining Room. Breakfast Kitchen. Utility. WC. Useful Cellars. Five Bedrooms over the upper floors along with a Bathroom and Two Walk in wardrobes/Study rooms. Driveway Parking. Established rear and side garden.

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AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures 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 Fabulous, Five Bedroomed Period Family Home which offers over 2500 sqft of Accommodation over Four Floors including a useful Cellars.

This neighbourhood is always popular, perfect for several of the local schools including St. Mary's Primary and Ashton on Mersey as well as being within an easy reach of the Town Centre and Ashton on Mersey Village.

There are many impressive period features throughout to include: tall coved ceilings, picture rails, stripped floorboards, re production radiators, fireplaces and internal panelled doors.

In addition to the Accommodation, there is plenty of Driveway Parking and lovely established Gardens.

An internal viewing will reveal:

Canopy Porch with step up to a glazed panelled front door.

Entrance Hall. A lovely large entrance into the property certainly setting the spacious theme that is evident throughout. Stripped wooden floors. Coved ceiling. Picture rail surround. Spindled staircase rises to the First Floor. Doors then provide access to the Lounge, Dining Room, Breakfast Kitchen and further door provides access to the Cellars. Double doors open to a useful storage cupboard.

Lounge. A well proportioned reception room having two uPVC double glazed windows to the front elevation. Additional uPVC double glazed window to the side. Attractive fireplace with cast iron wood burning stove. Coved ceiling. Picture rail surround.

Dining Room. Another good size reception room having a uPVC double glazed angled bay window to the side elevation with window seat. Attractive fireplace feature to the chimney breast. Coved ceiling. Picture rail surround.

Breakfast Kitchen. An excellent sized kitchen fitted with a range of base and eye level units with granite worktops over with inset white twin ceramic sink unit with mixer tap. Hollowed out chimney breast with a range cooker (may be available subject to further negotiation) with inset lighting and extractor. Windows to the side elevation and a set of French doors open out to the Garden. Further glazed door through to the Utility Room. Integrated dishwasher. Inset spotlights to the ceiling.

Utility Room. Having uPVC double glazed windows and door to the rear and side. Fitted worktop with space underneath. Further additional fitted cupboards and also space and plumbing suitable for a washing machine and dryer. Wall mounted chrome towel rail radiator. Door through to the Ground Floor WC. Skylight window.

Ground Floor WC. Fitted with a low level WC. Wall hung wash hand basin. Part tiled walls.

Cellars. There are two useful chambers ideal for storage and offer great potential to convert and upgrade further subject to any consents.

First Floor Landing. Having a spindle balustrade rising to return the staircase opening. Further staircase rises to the Second Floor. Doors then provide access to Three of the Double Bedrooms and Bathroom.

Bedroom One. An excellent sized double bedroom having two uPVC double glazed windows to the front elevation. Coved ceiling. Door provides access to the Walk In Wardrobe.

Bedroom Two. Another good double bedroom having a uPVC double glazed window to the side elevation.

Bedroom Three. Having a uPVC double glazed window to the rear elevation.

Bathroom. Fitted with a suite comprising of free standing claw foot roll topped bath. Separate enclosed shower cubicle with thermostatic shower. Wash hand basin. WC. Wall mounted towel rail radiator. Opaque uPVC double

glazed window to the side elevation. Inset spotlights.

Second Floor Landing. Spindle balustrade to return the staircase opening. Large skylight Velux window. Doors provide access to two further double bedrooms and useful study/walk in wardrobe.

Bedroom Four. Another excellent double bedroom having a uPVC double glazed window to the front elevation.

Bedroom Five. Still a good double bedroom having a uPVC double glazed window to the side elevation. Period cast iron fireplace feature to the chimney breast.

Study/Walk in Wardrobe. Having a uPVC double glazed window to the front elevation.

Outside the property enjoys a lovely corner position and is approached via a driveway providing ample parking.

There are delightful established gardens, mostly laid to lawn with paved and decked patio areas surrounded by well stocked borders making the garden feel very private.

A wonderful family home!

- Freehold Property
- Council Tax Band - D

Approx Gross Floor Area = 2506 Sq. Feet
= 232.9 Sq. Metres

